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City of Newport Beach General Plan



Land Use Element

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Land Use Element
of the
City of Newport Beach

*Adopted by the Newport Beach
City Council*

*Resolution No. 88-100
October 24, 1988*

*(Incorporates General Plan Amendments
Approved through November, 1992)*

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Introduction

The Land Use Element of the Newport Beach General Plan is a long-range guide to the development of all lands within the Newport Beach planning area, including both public and private properties. The Land Use Element was first adopted in 1973. The Land Use Element has been amended many times since its adoption, but there has been no comprehensive review and update of the development policies which are intended to guide the planning process or a comprehensive correlation of the permitted land uses and the proposed circulation system.

In February, 1987, the City Council initiated amendments. The focus of these amendments was an assessment of desired levels of growth and correlating the Land Use Element and the Circulation Element.

The process of correlating the Land Use and Circulation Elements began with the designation of permitted land uses and building density and intensity standards for all parcels of land within the City's planning jurisdiction. The Land Use Element is a word picture of the community at build out. The Land Use Element represents the desirable pattern for the ultimate, full development of the City of Newport Beach as determined at this point in time. While the document is not a final picture of the City of Newport Beach in the year 2010, it is an expression of what is desired for the future based upon today's knowledge and circumstances. The Land Use Element is an outgrowth of a continuous planning process that includes ongoing research into new ideas, and periodic review of the extent to which basic goals and objectives have been achieved.

The comprehensive update of the General Plan began with an identification of those issues considered to be of primary import-

tance. The primary concern was to insure that the traffic generated by the type and intensity of land uses within the City when it was fully developed would not generate more traffic than the ultimate circulation system could accommodate. There has long been a consensus that the City should consist of a mix of commercial and residential uses located and sized such that each was compatible with, and served the interest of, the other. However, there has been disagreement over the intensity of development that should be permitted on any given site within the City. Early in the process, staff identified certain alternative densities, including trend growth, a City-wide .5 floor area ratio limit, and a no project alternative (retain existing designations). The evaluation of the various density and intensity limits was based upon a desire to preserve property owner's rights, allow for modest growth to insure economic vitality, and to insure that traffic generated by the use of land within the City could be accommodated by a circulation system that was not dominated by extremely wide streets carrying traffic, and generating noise inconsistent with surrounding residential communities.

The Land Use Element text focuses on issues identified early in the amendment process. There has long been a consensus that the charm and beauty of the residential "villages" in Newport Beach should be preserved, and enhanced. The preservation and protection of the bay and waterfront environment have been a consistent goal of the City since its incorporation. These objectives, and the policies and implementation measures necessary to accomplish them, constitute the bulk of this element. This Land Use Element places substantially greater restrictions on growth than the previous plan. These growth limits are necessary to insure the adequacy of current and proposed transportation facilities. However, additional growth is permitted and this growth is considered essential to the future of the City. Some additional development is necessary to insure a healthy economy or to encourage some redevelopment of property in the older sections of town, to preserve the rights of owners of residential and

commercial property, and to provide a source for funding circulation system improvements beyond the capacity of the City's General Fund.

This Land Use Element seeks to preserve the beauty and charm of the various unique residential neighborhoods, allow for growth sufficient to maintain a healthy economy and preserve property rights, and to preserve the unique marine environment that distinguishes Newport Beach from its neighbors. The land use patterns and density/intensity standards within the element insure a mix of commercial and residential uses that are located and sized such that each is compatible with, and serves the interest of, the other. The new density and intensity limits reflect a determination that the City will be sensitive, but not a slave, to the impact of regional traffic on our internal circulation system.

The Amendment Process

The goals, objectives and policies contained in this document were formulated through a process similar to that recommended by the State Office of Planning and Research (OPR-Guidelines). Many of the basic goals and objectives, such as the preservation of the unique residential neighborhoods have been developed in prior documents and form the basis for the initial stage of issue identification. Land use decisions have been the focus of controversy in the City of Newport Beach during the 1980's. The longstanding public debate on land use decisions helped determine the specific concerns of the community, identified the relative importance of the concerns, and helped identify solutions to those concerns. This public dialogue, since it occurred in the context of concrete land use decisions, made it relatively easy to identify the goals, policies and objectives considered vital by various segments of the community.

Goal and issue identification was accompanied by extensive data collection. City staff obtained updated information as to existing development on all parcels of land within the City of Newport Beach. This process required 6 months to complete, but resulted in a comprehensive and complete picture of Newport Beach today. While this data was being collected, plans from other jurisdictions of similar size and location were reviewed and evaluated. Recently prepared comprehensive environmental assessments of major projects presented to the City Council were also reviewed and analyzed.

In accordance with OPR Guidelines, these revisions to the Land Use and Circulation Elements were accompanied by a "rigorous examination" of all mandatory elements to insure internal consistency. Recent amendments to the Housing and Recreation and Open Space Elements were considered and policies in those documents have been reviewed for consistency with this element. The extremely broad, but still relevant, policies of earlier documents have been incorporated with relatively few changes, and comprehensive, concrete implementation measures have been developed to carry out those policies.

Beginning in February, 1988, the City sponsored the General Plan Outreach Program. The Outreach Program consisted of a series of 25 meetings, each of which was well publicized and well attended. Invitations were extended to every homeowners' association, business organizations, environmental groups and individuals known to be interested in land use planning or the future of the City of Newport Beach. Hundreds of people attended these meetings. The Mayor, members of the City Council, and Planning Department staff were present at each meeting. Staff gave a thorough presentation of the issues identified to date, relevant data collected during the early stages of the process, and the various goals and objectives that had guided the City's planning process the past 15 years. The response from the community was outstanding, and the comments and criticisms received during that process were used by the City in revising the goals and determining the objectives of the community.

Upon completion of the Outreach Program, a set of alternative plans was formulated, a preferred project selected, and consultants began preparation of a comprehensive environmental impact report. Preliminary drafts of the Land Use and Circulation Elements were prepared and presented to the Planning Commission.

City Council Proceedings

The City Council held three lengthy public hearings on the 1988 amendments to the Land Use and Circulation Elements. The Council hearings followed five lengthy public hearings before the Planning Commission and continuing staff contact and discussion with members of the community who had expressed comments or concerns regarding the amendments. The Council received the documents recommended by the Planning Commission, the comprehensive staff reports, and copies of the environmental document well in advance of the first hearing.

The first hearing was held on September 26, 1988, and testimony was taken on all facets of the proposed amendments. The second public hearing, on October 10, 1988, resulted in "straw votes" resolving some of the major issues that had surfaced during the public hearing process, such as appropriate residential densities on the peninsula and connections to the San Joaquin Hills Transportation Corridor. During the final public hearing on October 24, 1988, the Council took testimony on, and resolved, the remaining issues such as appropriate floor area limits and above grade parking structures in commercial areas. The City Council and Planning Commission received more than 30 hours of public testimony during the amendment process.

On October 24, 1988, the City Council approved amendments to the Land Use and Circulation Elements after certifying the environmental document as complete and adequate and making the findings required by the California Environmental Quality Act. The amendments ensure consistency between the Land Use and Circulation Elements and achieve the goals and objectives of the Council that were set when the amendment process was initiated in 1987.

General Description of the Land Use Plan

OVERALL CITY FORM

The City of Newport Beach has developed as a grouping of small communities or "villages," primarily due to the natural geographic form of the bay, which provides both physical division and unity, in the sense of a common, shared resource. Many of the newer developments, located inland from the bay, have been based on a "Planned Community" concept, resulting in a furtherance of the village form even where no major geographic division exists. The various villages provide for a wide variety of type and style of development, both residential and commercial. The City includes lower density single family residential areas, as well as more intensively developed residential beach areas. Commercial areas range from master-planned employment centers to marine industrial and visitor commercial areas. This wide range of development types provides both visual interest and community diversity.

The Land Use Element proposes that the City build on this existing "grouping of villages" form and character, and, where possible, strengthen both the physical identity and functional efficiency of this form through such means as:

1. Use of open space corridors and buffers;
2. Assuring harmonious groupings of land uses in each village area;
3. Encouraging the development of an individual character for each village area, rather than attempting a city-wide, monotonous conformity;
4. Provision of neighborhood commercial centers to serve the village areas;
5. Provision for public and semi-public facilities (schools, parks, churches, etc.) to serve each village area;
6. Controlling residential development (as discussed herein and in the Housing Element);
7. Controlling the intensity of commercial development.

The City shall encourage the formation of independent homeowners groups and associations within each of the villages that make up the City, and the City will cooperate with such groups and their representatives for the improvement of the environment and physical facilities within its villages.

Development Policies

The primary objective of this Land Use Element is to provide for an orderly balance of residential, retail, commercial and public service facilities located to insure easy and convenient access to basic services, with an emphasis on preserving and enhancing the unique beauty, character, charm and quality of life found in the various residential and commercial villages in the City of Newport Beach.

The policies and implementation measures necessary to achieve this objective are as follows:

Policy

- A. *The City shall provide for sufficient diversity of land uses so that schools, employment, recreation areas, public facilities, churches and neighborhood shopping centers are in close proximity to each resident of the community.*

DISCUSSION

The Land Use Element seeks to locate shopping centers recreational facilities and other uses required of the public in close proximity to each resident of the community. An appropriate mix of land uses will minimize traffic by reducing total vehicular miles travelled. Reductions in peak hour traffic can be achieved through programs by which employers, through subsidies or other incentives, encourage employees to reside close to the place of employment. While such programs may be difficult to develop and implement, they represent one of the limited number of potential solutions to peak hour traffic problems and warrant further study.

Certain uses, such as senior citizen housing facilities, and recreational facilities, support community needs, but do not easily fit into one of the major land use categories. These uses may be appropriate in any zoning district, subject to controls, if traffic generated by the project is no greater than the predominate use allowed in the area, will not otherwise adversely affect the health, safety or welfare of the community.

IMPLEMENTATION

1. Study and evaluate programs for the development of employee housing close to the place of employment.
2. Permit certain land uses which support community needs, such as senior citizen housing facilities and recreational facilities in any zoning district provided that the proposed project does not generate more peak hour traffic than that which would result from the designated land use at maximum density, and provided further that, to the extent permitted by state law, the project is approved pur-

suant to a use permit to insure that any unique characteristics of the structure or use proposed for the property will not adversely affect adjoining or nearby land uses.

3. City shall prepare specific area plans for the commercial/retail sections of Old Corona del Mar, Old Newport Boulevard, and Central Balboa with the view towards retention of uses that serve adjoining and nearby residential areas.

Policy

- B. *To insure redevelopment of older or underutilized properties, and to preserve the value of property, the floor area limits specified in the Land Use Element allow for some modest growth. To insure that traffic does not exceed the level of service desired by the City, variable floor area limits shall be established based upon the trip generation characteristics of the use or uses proposed for the site.*

DISCUSSION

Traffic projections described and discussed in the report prepared by Austin Foust are based upon the additional growth authorized in this Element and the trip generation characteristics of the various uses that make up the four major land use categories. Analysis of existing development suggests that retail and commercial areas typically generate 36 average daily trips for each 1,000 square feet of building area.

Certain commercial and retail uses generate more average daily trips than others. For example, restaurants and fast food outlets generate 6 to 10 times more P.M. peak traffic than hotel or motel uses. General office more than 3 times the A.M. peak hour traffic than restaurant uses. Minimarts generate more average daily trips than any use, but the trips are spread out during the day with little impact on peak hour traffic. To insure an appropriate mix of uses and to allow property owners greater incentive to engage in uses which are low traffic generators, floor area limits should be based, within limits, on the trip generation characteristics of the use or uses proposed for the site. However, the City must exercise strict control over both the size of the structure and uses permitted to insure the trip generation characteristics of the project do not exceed those anticipated for the "base Floor Area Ratio" limits established by this element.

IMPLEMENTATION

1. The building intensity standards specified in this element establish a base floor area ratio on properties within commercial areas and these limits shall be maintained except as provided in this policy.
2. The City shall establish variable floor area limits for specified areas of the City based upon the trip generation characteristics of the use or uses proposed for

any particular parcel. The variable floor area ratio limits shall be based upon the following criteria:

- a. The "base FAR" sets a square footage amount for the site. This square footage shall be factored by 60 trips per 1,000 square feet for daily traffic and 3 trips per 1,000 square feet for peak hour traffic. These factors shall establish the "Traffic Generation Limit" for the site in question.
- b. Any uses with higher traffic generation than 60 trips per 1,000 square feet for daily traffic or 3 trips per 1,000 square feet for peak hour traffic would be limited to a reduced FAR calculated prorata on trip generation characteristics. The lowest floor area allowed by these two calculations shall apply.
- c. Only certain uses would be allowed to exceed the "base FAR" (excluding office uses).
- d. The "base FAR" can be exceeded up to a maximum FAR defined for each specific area, if it can be demonstrated that the traffic generated from the proposed use does not exceed the "traffic generation limit" either in terms of total or peak hour trips. The increased FAR would be subject to:
 - 1) Discretionary review by the City;
 - 2) A finding that the building tenants would be restricted to the uses upon which the traffic equivalency was based;
 - 3) A finding that the increased FAR does not cause abrupt scale relationships with the surrounding area; and
 - 4) The recordation of a restrictive covenant which would bind future owners to the low-trip generation uses which justified exceeding the base FAR.

Policy

- C. *Commercial, recreation or destination visitor serving facilities in and around the harbor shall be controlled and regulated to minimize traffic congestion and parking shortages, to ensure access to the water for residents and visitors, as well as maintain the high quality of life and the unique and beautiful residential areas that border the harbor.*

DISCUSSION

Newport's bay and ocean beaches attract millions of visitors each year. The City's policies with respect to public access to, and use of, the beach, bay, and the visitor-serving facilities nearby are regulated primarily by provisions in the Land Use Plan

of the Local Coastal Program. The policies in this element are to be interpreted and implemented in a manner consistent with the provisions of the Local Coastal Program.

The residents of Newport Beach have, for many years, expressed concern about heavy summer weekend traffic, especially on Balboa Peninsula, and localized congestion in and around the more intensely developed waterfront areas such as Lido Marina Village and Mariner's Mile. Traffic congestion and the absence of available parking makes it difficult for visitor and resident alike to access the beach and bay and enjoy the many activities along the waterfront. The City intends to insure that visitor-serving facilities provide adequate offstreet parking to accommodate their customers and clients and thereby insure as many parking spaces as possible will be available to the public.

The City has also embarked upon a program to insure the highest quality of water in the bay and along our ocean beaches. Newport Harbor is heavily used by recreational boaters and this, combined with a rapid increase in commercial activities, has created both congestion within the Harbor and increased the potential for discharge of human waste directly into the bay. Efforts to minimize the potential for discharge of human waste into the Bay and to control commercial operations to insure a pleasant environment for visitors and residents must continue and intensify if the need arises.

IMPLEMENTATION

1. Residential and commercial structures (except piers and docks used exclusively for berthing of vessels) shall not be permitted to encroach beyond the bulkhead line.
2. The City shall maintain, to the maximum extent permitted by law, control over commercial activities conducted in the harbor to ensure, among other things, that such businesses provide adequate parking to accommodate their customers and clients and provide adequate marine sanitation facilities to minimize pollution of the bay. Regulations shall extend to all businesses, whether or not operating from a fixed place of business.
3. The City shall establish restrictions on the number of persons permitted to live aboard vessels assigned to moorings installed over City tidelands. The City shall also consider the adoption of ordinances regulating or restricting the number of commercial activities conducted on the waters of Newport Bay if and when problems associated with such activity, such as parking, marine sanitation and noise adversely affect the quality of the marine environment.

Policy

- D. *The siting of new buildings and structures shall be controlled and regulated to insure, to the extent practical, the preservation of public views, the preservation of unique natural resources, and to minimize the alteration of natural land forms along bluffs and cliffs.*

DISCUSSION

Newport Beach has developed around and along extremely unique and valuable land forms and resource areas. The City's charm and character, as well as the value of residential and commercial property, are all tied to preserving, protecting, and enhancing Upper and Lower Newport Bay, the oceanfront beaches, and other valuable resources within the City. The City's commitment to preservation and enhancement of these areas is demonstrated by its role in the Upper Newport Bay restoration project. The City was the lead agency in both the development and administration of this project.

The natural resources within the City should be enjoyed by residents and visitors alike. Given the value of ocean or bayfront property, there is constant pressure to develop property in and around the bay and beaches. While the City remains committed to protect private property rights, it is also committed to regulate the placement of buildings and structures in areas adjacent to valuable natural resources or environmentally sensitive habitats.

IMPLEMENTATION

Location of Structures

1. *Development of Coastal Bluff Sites.* Natural coastal bluffs represent a significant scenic and environmental resource. As used in this Section, "coastal bluff" is any natural landform having an average slope of 26.6 degrees (50%) or greater, with a vertical rise of 25 feet or greater. Where there is some question as to the applicability of this section to a specific landform, a determination as to whether or not the specific landform constitutes a coastal bluff shall be made by the Planning Commission, consistent with the purposes of this regulation.
2. In order to preserve these unique landforms, developments proposed for coastal bluff areas shall be subject to the following regulations:
 - a. The following regulations apply to all building sites on existing subdivided lots, and residential subdivisions containing less than four units:
 - 1) *Grading.* Permitted development shall be designed to minimize the alteration of natural landforms along bluffs and cliffs. In areas of geologic hazard, the City shall not issue a building or grading permit until the applicant has signed a waiver of all claim against the

public for future liability or damage resulting from permission to build. All such waivers shall be recorded with the County Recorders Office.

- 2) *Geologic Report.* To promote public safety, a geologic study shall be performed for each site to determine areas of potential instability. The bluff areas of potential hazard or instability shall be indicated on maps as a part of any development plan.
 - 3) *Shoreline Protective Devices.* In the event of an impending or existing natural disaster or other emergency, a property owner, upon the approval of a building and/or grading permit by the City Grading Engineer and Building Official, may install temporary shoreline protective devices, material, or other suitable construction to protect a coastal bluff. Prior to the approval of a building and or grading permit for the construction or installation of the emergency protective device or material, the City Attorney shall approve as to form and content a document signed by the property owner stipulating that said material or devices will be removed immediately upon the termination of the threat to the property. In addition, said agreement will also provide for the waiver of all claims and indemnify the City against liability for any damage resulting from approval to install said emergency protective material or devices. The property owner may elect to apply for the appropriate local and state permits to retain the protective material or devices after the threat to the property no longer exists, in which case the agreement shall be modified to state that upon exhaustion of all local and state administrative procedures to retain said material or devices, said material or devices will be removed in the event that the appropriate applications are denied.
- b. In addition to the regulations set forth above, the following regulations apply to all new tracts and subdivisions. If the development is residential in nature, these regulations will apply to all new subdivisions containing four or more units.
- 1) *Setback Requirement.* A bluff setback adequate to provide safe public access, taking into account bluff retreat and erosion, shall be provided in all new development. As a general guideline, property lines shall be set back from the edge of the bluff no closer to the edge of the bluff than the point at which the top of the bluff is intersected by a line drawn from the solid toe of the bluff at an angle of 26.6 degrees to the horizontal. A greater setback distance shall be required where warranted by geological or groundwater conditions, but in no case shall a property line be closer than 40 feet to the edge of the bluff.

In addition, there shall be a building setback of 20 feet from the bluffside property line. This required building setback may be increased or decreased by the Planning Commission in the review of a proposed site plan consistent with the purposes of this section

- 2) *Environmentally Sensitive Habitats and Riparian Areas.* There are many areas within the City of Newport Beach that are environmentally sensitive in nature. For the most part, these are water-associated habitats such as marine intertidal, riparian, or marsh areas.
 - a. The following environmentally sensitive areas shall be preserved and protected, and no structures or landform alteration shall be permitted within these areas, except as provided in Section d. below:
 - 1) Areas supporting species which are rare, endangered, of limited distribution, or otherwise sensitive.
 - 2) Natural riparian areas
 - 3) Freshwater marshes
 - 4) Saltwater marshes
 - 5) Intertidal areas
 - 6) Other wetlands
 - 7) Unique or unusually diverse vegetative communities
 - b. Where there is some question as to the applicability of this section to a specific area, a determination as to whether or not the specific area constitutes an environmentally sensitive area shall be made by the Planning Commission, consistent with the purposes of this regulation.
 - c. These policies are not intended to prevent public agencies and private property owners from maintaining drainage courses and facilities, sedimentation basins, public infrastructure, and other related facilities in a safe and effective condition with minimal impact on the environment.
 - d. When the environmental process demonstrates that adverse impacts can be mitigated to an acceptable level, or that the benefits outweigh the adverse impacts, the Planning Commission may approve a development plan in an environmentally sensitive habitat or riparian area.
3. *Geologic Hazard Areas.* There are areas within the City of Newport Beach that the natural geological processes can pose a threat to the public health, safety,

and welfare. These areas contain earthquake faults, existing or potential landslides, areas with expansive or collapsible soil, excessive settlement and subsidence, and areas subject to potential erosion and siltation. The following policies shall apply to all areas of potential geologic hazard:

- a. No structures shall be permitted in areas of potential geologic hazard, except as provided in Section b. below.
 - b. When the environmental process demonstrates that adverse impacts can be mitigated to an acceptable level, or that the benefits outweigh the adverse impacts, the Planning Commission may approve a development plan in an area of potential geologic hazard.
4. *Residential Areas Impacted by Noise Levels Greater than 65 CNEL.* Due to noise sources such as roadways and aircraft overflights, certain residential areas are impacted by exterior noise levels in excess of 65 CNEL. The following policies shall apply to residential subdivisions of four or more units where the existing or future exterior noise levels are greater than 65 CNEL:
 - a. No new residential development shall be permitted within any area where the noise levels are greater than 65 CNEL, unless the environmental process identifies specific mitigation measures that result in exterior areas of any residence, such as patios and other public and private recreation areas, being mitigated to less than 65 CNEL.
 - b. In addition to mitigating exterior noise levels to less than 65 CNEL, all interior portions of a residence shall not exceed 45 CNEL.

Policy

- E. *Provisions shall be made for the encouragement or development of suitable and adequate sites for commercial marine-related facilities so as to continue the City's historical and maritime atmosphere, and the charm and character such businesses have traditionally provided the City.*

DISCUSSION

The Land Use Plan of the City's Local Coastal Program contains the policies and implementation measures necessary and appropriate to maintain and develop coastal dependent and coastal related uses. The contents of this document should be interpreted in a manner consistent with the revisions of the Land Use Plan of the Local Coastal Program. The City has demonstrated its commitment to preserve and enhance the marine environment by adopting and implementing the Cannery Village/McFadden Square Specific Area Plan and the Mariner's Mile Specific Area Plan.

IMPLEMENTATION

1. Continue to implement provisions of the Mariners' Mile and Cannery Village-McFadden Square Specific Area Plan.
2. Cooperate with property owners and other agencies relative to requests for designation of certain structures to be of historical significance.

Policy

- F. *The City shall develop and maintain suitable and adequate standards for landscaping, sign control, site and building design, parking and undergrounding of utilities and other development standards to insure that the beauty and charm of existing residential neighborhoods is maintained, that commercial and office projects are aesthetically pleasing and compatible with surrounding land uses and that the appearance of, and activities conducted within, industrial developments are also compatible with surrounding land uses and consistent with the public health, safety and welfare.*

DISCUSSION

The City of Newport Beach contains a wide variety of residential communities. The older residential neighborhoods in Old Corona del Mar, on Balboa Island, and on Lido Isle are characterized by relatively small lots; the close grouping of residential units and older structures, all set in unique geographical areas characterized by natural beauty and charm. Many of the newer residential communities, located inland from the Bay, have been developed under the Planned Community concept with special setback, open space and height restrictions which distinguish one project from another. In all communities, an effort has been made to control the height, bulk and location of structures within these communities to preserve their character and charm and the following implementation measures will further that goal.

The City has adopted development standards which are intended to insure that new and existing projects are compatible with surrounding land uses. Development and redevelopment patterns within existing neighborhoods may require periodic revision to the development standards to insure they are as effective as possible in preserving the village atmosphere without creating an undue burden on the property owner and his or her ability to generate housing for all economic segments of the community.

IMPLEMENTATION

1. The City shall maintain, and amend as appropriate, development standards pertaining to height, setbacks, building, bulk, open space, and other criteria that are consistent with each unique residential area, to insure that new development and redevelopment within these neighborhoods does not create abrupt scale relationships between new and existing structures, does not create a

"storefront" streetside appearance and does not otherwise adversely affect the character of the area.

2. The City shall evaluate building bulk, setback, height and open space requirements for the older, but redeveloping, neighborhood of Old Corona del Mar.
3. The City shall adopt and/or maintain ordinances which, to the maximum extent permitted by law, regulate or restrict the placement of permanent and temporary signs, radio antennas, satellite dishes, and other visually obtrusive objects the presence of which can alter the character of residential and commercial neighborhoods.
4. The City shall maintain, and monitor the effectiveness of, the existing ordinance which regulates the location of adult businesses, massage parlors and escort services in relation to residential uses, educational facilities, churches, etc.
5. Maintain, and revise, if necessary, those ordinances which regulate the operational characteristics of certain uses, such as restaurants, service stations, and entertainment establishments, which by their nature may create noise, traffic and parking problems in their immediate area.

Policy

- G. *Prohibit or restrict certain types of land use conversions or forms of ownership which, by their nature, reduce available housing, are incompatible with residential uses, or present police, health, or safety problems.*

DISCUSSION

As more fully discussed in the Housing Element, the City has a duty to provide housing for all economic segments of the community. A large proportion of the City's low-and moderate-income housing stock is in the form of multi-family rental units. Given the high cost of land in the City of Newport Beach there is economic pressure to convert rental units to condominium or cooperative form of ownership. In the absence of regulations, it is likely the existing multi-family rental stock would suffer substantial reductions.

Certain forms of ownership, by their nature, present unique problems. Timeshare resorts inside and outside the state have suffered from mismanagement as well as problems inherent in that form of ownership. Timeshare units may be purchased for relatively-small sums, with the owner having insufficient financial commitment to warrant continued expenditures for maintenance and repair. Moreover, the conversion of existing hotel/motel uses to timeshare units would reduce the available supply of accommodations attractive to tourists and visitors.

IMPLEMENTATION

1. Maintain the prohibition against timeshare developments.
2. Maintain the restrictions on conversions of multi-family dwellings to a condominium form of ownership unless the vacancy rate of rental units within the City of Newport Beach exceeds 5%.

Policy

- H. *Continue to oppose the lease of offshore tracts to oil producers and prohibit the construction of new onshore oil facilities except as may be necessary in conjunction with the operation of the West Newport oil field.*

DISCUSSION

The City of Newport Beach and other coastal communities in Southern California have long opposed the federal government's offshore oil leasing programs. The City and its residents rely heavily on the bay and oceanfront beaches for recreation and much of the City's economy is based upon its natural resources. Development of offshore tracts poses the threat of significant oil spills and resulting ecological damage. The presence of offshore oil facilities a few miles off the coast is aesthetically unpleasing much like a billboard on a scenic public highway. The City's efforts in the past have been successful but new federal leasing programs are now being proposed. It is important to monitor the federal government's action, to comment where appropriate, and to inform responsible agencies of the City's opposition to offshore oil development.

IMPLEMENTATION

1. Preserve, and strengthen if necessary, the current prohibition on the construction of onshore oil processing, refining or transportation facilities, including facilities designed to transport oil produced from offshore tracts.
2. Continue to monitor the federal government's offshore oil leasing programs to insure the City and its citizens are fully aware of all proposed offshore activities which could adversely affect the coastal environment, including participation in the Local Government Coordination Program or other similar programs.
3. Oppose and lobby against proposed lease sales off the coast of Orange County and elsewhere in the Southern California region which could adversely affect the environment or the economy of the City of Newport Beach and assist jurisdictional jurisdictions in other areas of the state which are opposed to offshore lease sale programs in their vicinity.

Policy

- I. *Restrict and control development in flood hazard areas.*

DISCUSSION

The State Zoning & Planning Act requires the Land Use Element to identify areas covered by the Plan which are subject to flooding and requires annual review of all such areas. Relatively few portions of the City of Newport Beach are situated within potential flood hazard zones and those areas are depicted by the map at the end of the Element.

IMPLEMENTATION

1. Require hydrologic analysis for all projects located within flood hazard areas.
2. Periodically review the Emergency Disaster Plan to insure adequate ability to respond to flooding.

Policy

- J. *City shall aggressively pursue annexation of territory within its sphere of influence with due consideration given to costs and benefits associated with incorporation.*

DISCUSSION

Three large unincorporated areas are located within the City's sphere of influence. The City has repeatedly expressed its interest in annexing Irvine Company owned property southerly and easterly of Corona del Mar (the Down Coast). This area is currently uninhabited and the decision to annex is presently in the hands of the property owner. The City is willing and able to render all forms of municipal service to this area, as well as guarantee, to the extent possible, completion of the development plan which has been approved by the City of Newport Beach, the County of Orange, Friends of the Coast and other environmental groups, as well as the Coastal Commission.

The City has expressed an interest in annexing the large undeveloped area that lies northerly of Oxbow Loop and easterly of the Santa Ana River Channel. This territory is also uninhabited and annexation to the City of Newport Beach must be approved by the property owner. Again, the City is willing and able to provide all necessary municipal services if and when annexation is to occur.

The third large area within the City's sphere is Santa Ana Heights. This territory is inhabited but certain obstacles to annexation now exist and the decision to annex will ultimately be made by the residents.

IMPLEMENTATION

1. The City shall take all steps necessary to annex the coastal strip southerly of the current corporate limits between the ocean and City of Irvine. A preannexation agreement which would guarantee completion of the plan approved by the City of Newport Beach, County of Orange, Friends of the Coast, and other environmental groups should be actively considered.
2. The City shall be receptive to proposals to annex the large parcel northerly of Oxbow Loop.
3. Annexation of the Santa Ana Heights area should be pursued once the Mesa/Birch alignment has been determined and City concerns relative to water rights and other public facilities have been resolved.

Policy

- K. *The land use designations and building intensity standards in this Element reflect limits on John Wayne Airport imposed by the Airport Settlement Agreement and the provisions of that Agreement have become an integral part of the land use and planning process of the City of Newport Beach. The City should take all steps necessary to preserve and protect the Agreement, as well as assist in the selection of a second commercial airport which, in conjunction with John Wayne Airport, could serve a majority of the County's short- and medium-haul demand.*

DISCUSSION

In 1985 the City, County, SPON and AWG entered into a comprehensive Settlement Agreement which authorized limited expansion of John Wayne Airport. This Agreement was a culmination of six years of litigation during which more than \$2,000,000 was spent by the City protecting the interest of its residents. The limits imposed by the Agreement run through the year 2005 and have been fully considered in establishing the land use designation and building intensity standards for all parcels within the City of Newport Beach.

The City recognizes that John Wayne Airport is now, and will always be, incapable of meeting all of Orange County's air transportation demand. The City should assist in the selection of a site for a second commercial airport which, in conjunction with John Wayne Airport, could serve a majority of the County's short- and medium-haul demand for air transportation.

IMPLEMENTATION

1. Preserve and protect the integrity of the airport settlement agreement.
2. Actively encourage all responsible agencies to promptly pursue the selection and development of a second commercial airport capable of serving a substantial portion of the County's short-and medium-haul air transportation demand.

Major Land Use Plan Designations

The Land Use Plan illustrates the proposed use and development of all lands in four major categories:

1. Residential
2. Commercial
3. Industrial
4. Public, Semi-Public and Institutional

These major land use categories are broken down into sub-categories, and further described. The uses described in these land use categories should be considered as predominant, proposed uses and additional land uses may be established for specific areas of the City. Each area of the City is described in the land use plan, an appropriate land use designation specified as well as any additional specific land uses and a density or intensity of development established. Within these assigned intensities of development, transfers of development rights or clustering of development to result in more efficient use of land or increased visual open space may be permitted, subject to the specific provisions of the Newport Beach Municipal Code. In approving a transfer of development rights, a finding must be made that the building scale and intensity between the sites involved in the transfer result in a net benefit to the esthetics of the area.

In some cases a mixture of two or more land use types are allowed. This is indicated on the Land Use Map by alternating stripes of the appropriate coding colors. In addition, certain areas have been designated for further, more-detailed study, leading to the development of Specific Area Plans for physical improvement. These Specific Area Plans may include local street pattern revisions, parking areas, public improvements in the street right-of-way (such as landscaping, lighting, street furniture and signs) and architectural design standards and criteria for private development. It is recognized that Specific Area Plans may take several years to develop and adopt. In the interim, the existing Site Plan Review requirement will assure the accomplishment of General Plan objectives.

Non-Conforming Structures and Uses

There are existing land uses which are inconsistent with the provisions of this plan. These inconsistencies fall into two categories, use inconsistencies and intensity or density inconsistencies. The continuation of existing non-conforming land uses is permitted; and alterations and additions to non-conforming structures are governed by the Non-Conforming Uses section of the Newport Beach Municipal Code.

The non-conforming provisions of the Zoning Ordinance shall be reviewed to ensure fair and equitable treatment of properties and structures made non-conforming by the October 24, 1988 amendments to floor area limits for commercial properties and minimum lot size

standards for residential properties. The provisions of the Zoning Ordinance relative to the right to rebuild structures damaged by fire, earthquake or other disaster shall be reevaluated to ensure fair and equitable standards allowing reconstruction of non-conforming buildings.

This land use plan contains projections for both commercial and residential development. In areas where existing development is non-conforming only by virtue of intensity or density limitations, the existing land use and intensity has been carried forward within the projections. In cases where an existing development is non-conforming by virtue of land use, the projections assume conversion to a use consistent with the plan.

Residential

Areas designated residential are to be used predominantly for dwelling units, but may also accommodate certain incidental uses. This section describes the concepts used to define and limit residential development. These are subdivision, density limits and the residential classifications, which together are used to project dwelling units and population as required in the Land Use Element.

Subdivision. There is the potential for subdivision of residentially designated areas in the City. All subdivisions shall be consistent with the provisions of the Subdivision Code, with exceptions granted only so long as dwelling unit limits are not exceeded. In addition, some area descriptions set forth more stringent minimum subdivision requirements from which exceptions may not be granted, unless the subdivision does not result in the creation of additional lots. In new subdivisions, the minimum lot sizes set forth for each area shall be "Buildable Lot Area" as defined below. In areas with no subdivision lot standard, no subdivision will be allowed which results in additional dwelling units. Subdivision for the purpose of allowing condominium development on existing parcels in two family and multi-family areas is permitted.

Density. Dwelling unit limits are set forth for each area of the City in the Land Use Proposals section of the Land Use Plan. These specific allocations have been used in lieu of density categories to minimize any confusion or inconsistent interpretation of the residential limits. In some areas, a specific square footage of land area is required for each dwelling unit. In these cases, the allowed dwelling units shall be calculated on the "Buildable Lot Area", which is defined as:

Buildable Lot Area. *The buildable lot area is the net parcel area less any slope areas greater than Two to One (2:1) and less any submerged lot area. However, all legally subdivided lots may be developed with at least one dwelling unit.*

Notwithstanding these density limits, California State law supercedes local land use regulation and allows certain increases to residential development, such as mandatory density bonuses for the provision of affordable housing, and the ability to add "granny units" in single family areas, subject to the approval of the City. Additional dwelling unit and population projections for density bonuses and granny units have been included in the final

residential projections which are based on the number of increased dwelling unit approvals the City has made since 1984, and the land available for density bonuses.

Residential Classifications. The residential land use categories defined below reflect various product types of housing in the City of Newport Beach. The application of these categories to the Land Use Plan and Map is a way of illustrating the patterns of residential development in the City. In many cases, the specific area descriptions in the land use proposals section allow more than one product type in the area discussed. In those cases, the map illustration is not intended to limit future development to that product type, but is merely depiction of anticipated development, given the density allowed in the area. The language in the Land Use Element text is the controlling factor in these instances.

The residential land use categories are described below, and are set forth in a specific order which form a hierarchy of residential land use. Each residential category allows the uses contained in that description, as well as the allowed residential types described in the preceding category(ies).

Single Family Detached. This land use category has been applied to all single family detached subdivisions, and to vacant parcels where the development is anticipated to follow that product type. These areas are characterized by one single family dwelling constructed on each individual subdivided lot.

Single Family Attached. This land use category has been applied to existing townhouse and condominium projects of ten dwelling units or more; and to vacant areas where development is anticipated to follow that product type. These are characterized by individually owned, attached dwelling units constructed on common lots or on footprint lots with common open spaces.

Two Family Residential. This land use category has been applied in areas which allow the construction of two dwelling units, either attached or detached, on a single subdivided lot. This category allows either single ownership or condominium development. A minimum of 2,000 sq.ft. of buildable lot area is required for two-family development. This required lot size shall be the subject of additional study to determine the appropriate minimum lot size for this type of development.

Multi-Family Residential. This land use category has been applied where multiple dwelling units are allowed on a single subdivided lot. Smaller condominium and other individually owned attached housing project are also given the designation, and this category allows either single ownership or condominium development.

In addition to the residential uses described in the above classifications, certain other uses may be appropriate in residential areas. These uses are to be governed by the requirements of the Newport Beach Municipal Code, and are: Recreational Facilities developed as part of residential development, Senior Citizen Housing Facilities (where occupancy is limited to elderly persons, as defined by State or Federal law), public utility stations developed as part of residential development and parking lots.

These uses are generally subject to the development limits established, but senior citizen housing facilities may require higher dwelling unit limits. This is allowed and is consistent with the General Plan when a finding can be made that the use is of particular benefit to the City and that the traffic generated by the project is no greater than the predominant use allowed in the area. Senior citizen housing facilities must conform to the floor area limits of the applicable residential zone.

Commercial

Areas designated for commercial are to be used predominantly for the conduct of private business ventures, but may also accommodate incidental uses and in certain cases mixed use residential may also be appropriate. The specific character of mixed land uses are defined for each commercial area in the land use proposals section. Also defined are intensity limits, which usually takes the form of a Floor Area Ratio (FAR) or a specific square footage limit. Floor Area Ratio is defined as the ratio of gross building square footage to gross land area. The square footage limitations set forth in this plan are gross square feet.

Some area descriptions include a second, higher floor area ratio, which will allow for certain uses to exceed the primary FAR based upon the lower traffic generation characteristics of the use. This concept, which is further described in the "Development Policies" section of the Land Use Plan also sets more stringent floor area limits on uses with higher than average traffic generation characteristics. Within each specific area, this description, dual floor area limit is identified with a slash (0.5/0.75).

Floor area ratios or specific floor area limits, in addition to being a defined intensity limit for land use, can also be used to address the physical bulk of buildings. This "visual intensity" issue has become important, particularly in the older commercial areas where lot sizes are relatively small. Therefore, floor area ratios or limits identified for most commercial areas include the floor area devoted to covered, above grade parking structures in excess of 0.25 FAR for exclusive commercial development and in excess of 0.35 FAR for mixed commercial residential development. Some area limits do not include these parking areas and are also specifically identified in the area descriptions. Parking structures are compatible within these areas, and the construction of parking structures has contributed to landscaped and open areas within each development.

Retail and Service Commercial - This land use category has been applied to areas which are predominantly retail in character, but also accommodate some service office uses. Uses allowed include retail sales, offices which provide goods or services to the general public, hotels and motels, restaurants, commercial recreation, and senior citizen housing facilities. Separate "corporate" type offices are not allowed in these areas.

Administrative, Professional and Financial Commercial - This land use category has been applied to areas which are predominantly used for office, but also accommodate support retail and service uses. Uses allowed include offices, medical offices, retail and service commercial, restaurants, hotels and motels, commercial recreation, and senior citizen housing facilities.

Recreational and Marine Commercial - This land use category has been applied to waterfront commercial areas where the City wishes to preserve and encourage uses which facilitate a marine commercial and visitor serving orientation. Specific and detailed land use provisions are contained in the Local Coastal Program and in the Newport Beach Municipal Code which further refine the land use limitations for each area and set forth incentive use provisions.

Uses which are to be given a priority include marine commercial (such as marinas, marine supply sales, yacht brokers, boat charters and rentals, boat sales, dry boat storage, boat launching, commercial fishing facilities, marine service stations and gas docks, marine related offices and yacht clubs); marine industrial (such as marine construction, boat repair and servicing, and new boat construction) and visitor serving commercial (such as social clubs, commercial recreation, hotels, motels, "bed and breakfasts", restaurants and bakeries). Senior citizen housing facilities are also permitted in this category.

Industrial

The industrial land use category is designed to recognize the changing character of industrial land uses in the City. Today, industrial areas are a mix of manufacturing, research and development, professional service offices (such as architects and engineers), warehousing and support commercial use.

General Industry - This land use category has been applied to those areas which are predominantly used for research and development, manufacturing and professional services. Permitted uses include manufacturing, research and development, warehousing, wholesale sales, professional service offices, service retail and restaurants.

Public, Semi-Public and Institutional

Areas designated public, semi-public and institutional are used for publicly owned facilities, institutions and open space; or for privately owned facilities of a public use, institutional or open space nature.

Governmental, Educational and Institutional Facilities - This land use category has been applied to areas developed with uses which form the physical and social "infrastructure" of the community. Permitted uses include governmental facilities, such as Newport Beach City Hall, Corporation Yard, Utility Yard, police stations, fire stations and libraries, postal service facilities, the Harbor Department, and the Municipal Court site; educational facilities such as schools, and day care centers; and institutional facilities, such as hospitals, churches, utility yards, reservoirs, museums, the YMCA, and senior citizen housing facilities.

Recreational and Environmental Open Space - This land use category has been applied to land used or proposed for open space of both a public and private nature. Some areas which carry this designation are special use open space which are included due the particular nature of the geographic land form, including beaches, bluffs, canyons and Newport Bay

uplands. These areas provide for active or passive open space use, depending on the nature of the area. Other areas designated for open space can be used for a wide range of public and/or private open space uses, including parks (both active and passive), wildlife refuges, golf courses, yacht clubs, marina support facilities, aquatic facilities, tennis courts, private recreation facilities, drainage courses, interpretive centers, greenbelts and landscaped areas.

Major Land Use Proposals for Each Area

Following is an area-by-area discussion of the land use plan for each section of the Newport Beach planning area. Within each statistical area a separate discussion of each commercial and residential area is made, delineating the intensity and/or density limits and major land use policies applicable to each.

West Newport Area (Statistical Division A)

For planning purposes, the West Newport area is defined as including all of the land within the current City boundaries west of Newport Boulevard and north of West Coast Highway and the Seminiuk Slough, and also includes the unincorporated "island" area north of Coast Highway and the Seminiuk Slough and east of the Santa Ana River.

Newport Terrace/Unincorporated Area (Statistical Area A1)

1. *Newport Terrace.* This site is allocated 281 dwelling units. The land use designation is Single-Family Attached, which reflects the existing development.
2. *Newport Ranch.* The 25 acre area in the unincorporated area, included in the Newport Ranch area (GPA 81-1), is discussed in Statistical Area A2.
3. *City Property.* The City-owned property adjacent to the Santa Ana River is designated Recreational and Environmental Open Space.
4. *Unincorporated (350A).* The 350 acre area in the unincorporated territory, not included in GPA 79-1, is allocated 2,104 dwelling units. The designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.
5. *Unincorporated (75A).* The 75 acre area in the unincorporated territory, included in GPA 79-1, adjacent to the Newport Ranch area (GPA 81-1), is allocated 225 dwelling units. The designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.

Areas 4 and 5 (425 acres) are particularly suited to the planned community concept, which should be developed at the time annexation is proposed. This type of site planning will allow for clustering of the allowed residential land uses should the Santa Ana River Flood

Control project of the U.S. Army Corps of Engineers use a portion of the area for required habitat mitigation programs.

In addition to residential land use (which is depicted on the Land Use Plan map as Single Family Attached), a maximum of five (5) acres in the 425 acre area is designated for Retail and Service Commercial use, for neighborhood commercial land use, with a maximum floor area ratio of 0.30. The location of the commercial site is not known, and has not, therefore, been depicted on the Land Use Plan map.

The planned community shall also provide public riding and hiking trails and parking areas proposed as part of the Santa Ana River Greenbelt Project and 21 acres for neighborhood and view parks.

ESTIMATED GROWTH FOR STATISTICAL AREA A1						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Newport Terrace	281	281	-0-	-0-	-0-	-0-
2. Newport Ranch	-0-	134	134	-0-	82,500	82,500
3. City Property	-0-	-0-	-0-	-0-	-0-	-0-
4.Unincorporated(350A)	-0-	2,104	2,104	-0-	65,340	65,340
5.Unincorporated(75A)	-0-	225	225	-0-	-0-	-0-
<i>TOTAL</i>	<i>281</i>	<i>2,744</i>	<i>2,463</i>	<i>-0-</i>	<i>147,840</i>	<i>147,840</i>
Population	556	5,433	4,877			

Northwest Newport (Statistical Area A2)

1. *Newport Ranch Planned Community.* The 75.5 gross acres (including 25 acres in Statistical Area A1) bounded by Coast Highway, Bluff Road (Balboa Boulevard extended), 17th Street, and the developed areas of west Costa Mesa and Northwest Newport is designated as follows:
 - a. The 27.9 gross acres between Coast Highway and 15th Street is allocated 238 dwelling units. A portion of the allowed units may be transferred to the 17.3 gross acre site southerly of 17th Street. The designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.
 - b. The 30.3 gross acres northerly of 15th Street (Commercial Area 1) is designated for a mixture of Administrative, Professional and Financial Commercial and General Industry with a maximum 235,600 square feet of office development and 164,400 square feet of industrial development, exclusive of parking. A fire station reservation of one acre is also designated for this area. In addition to commercial, this area is also shown for a four acre neighborhood park, in the area to the north of Newport Crest.
 - c. The 17.3 gross acre site southerly of 17th Street is allocated 168 dwelling units. Additional units may be transferred to this site from the residential site between Coast Highway and 15th Street. The designation of Multi-Family Residential shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.
2. *Caltrans West.* This site, located north of West Coast Highway below Newport Crest, is allocated 152 dwelling units, and is subject to the requirements for access, view preservation, affordable housing, park dedication, pedestrian and bicycle easements and bridge and greenbelt contained in City Council Resolution 83-43. The designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.

3. *Newport Crest*. This area includes the Newport Crest and Seawind developments and is allocated 520 dwelling units. The designation of Single Family Attached reflects the existing development.
4. *Northwest Newport (R)*. The R-3 areas within Northwest Newport designated for Multi-Family Residential land use are allowed one dwelling unit for each 2,178 sq.ft. of buildable lot area. Maximum development allowed on these R-3 parcels is 1,009.
5. *Northwest Newport (C)*. The Northwest Newport commercial area (Commercial area 5) includes areas designated for General Industry, Retail and Service Commercial and Administrative, Professional and Financial Commercial land use, which reflects the existing development patterns. The permitted floor area ratio is 0.50/0.75.

Lots which currently take access from Medical Lane with no frontage on Superior Avenue are designated for Administrative, Professional and Financial Commercial uses, with an alternate use of Multi-Family Residential. These areas are designated for alternate land use in the event access to this area other than from Medical Lane is established.

ESTIMATED GROWTH FOR STATISTICAL AREA A2

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Newport Ranch	-0-	272	272	-0-	317,500	317,500
2. Caltrans West	-0-	152	152	-0-	-0-	-0-
3. Newport Crest/ Seawind	520	520	-0-	-0-	-0-	-0-
4. NW Newport (R)	885	1,009	124	-0-	-0-	-0-
5. NW Newport (C)	-0-	-0-	-0-	819,193	1,430,567	611,374
<i>TOTAL</i>	<i>1,405</i>	<i>1,953</i>	<i>548</i>	<i>819,193</i>	<i>1,748,067</i>	<i>928,874</i>
Population	2,782	3,867	1,085			

Hoag Hospital Area (Statistical Area A3)

1. *Hoag Hospital*. This area is located on Hospital Road at Newport Boulevard and is designated for Governmental, Educational and Institutional Facilities to allow for the broad spectrum of hospital uses. Maximum development is 1.0 FAR, exclusive of parking structures, consistent with the approved master plan for the site.

2. *Hoag Expansion.* This site (Commercial Area 3), located on West Coast Highway between Newport Boulevard and Superior Avenue, is designated for Governmental, Educational and Institutional Facilities to allow the expansion of Hoag Hospital facilities on the site. The permitted floor area ratio is 0.50/0.65 and shall be subject to the review and approval of Planned Community District Regulations and Development Plan.
3. *Park Lido.* This area (Commercial Area 4) includes areas north of Hospital Road and east of Superior Avenue. The area closest to Hoag Hospital is designated for Administrative, Professional and Financial Commercial land use, the Hughes site is shown for General Industry and the Newport Beach Corporation Yard is designated for Governmental, Educational and Institutional land use. Development in this area is limited to a floor area ratio of 0.5/0.75.
4. *Versailles/Villa Balboa.* This area is located southerly of Hospital Road between Superior Avenue and Hoag Hospital, and is allocated 673 dwelling units. The designation of Single Family Attached reflects the existing land use.
5. *Park Lido Townhomes.* This area is located on the east side of Superior Avenue northerly of Placentia Avenue, and is allocated 98 dwelling units. The designation of Single Family Attached reflects the existing land use.
6. *Hoag North (R).* The R-3 areas northerly of Hoag Hospital adjacent to the Park Lido Townhomes are allocated 142 dwelling units. The area is designated for Multi-Family Residential use with a maximum of one dwelling unit for each 1,500 sq.ft. of buildable lot area.

ESTIMATED GROWTH FOR STATISTICAL AREA A3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Hoag Hospital	-0-	-0-	-0-	525,000	765,349	240,349
2. Hoag Expansion	-0-	-0-	-0-	-0-	470,448	470,448
3. Park Lido (C)	-0-	-0-	-0-	774,737	1,079,706	304,969
4. Versailles	673	673	-0-	-0-	-0-	-0-
5. Park Lido (R)	98	98	-0-	-0-	-0-	-0-
6. R-3	140	142	2	-0-	-0-	-0-
TOTAL	911	913	2	1,299,737	2,315,503	1,015,766
Population	1,804	1,808	4			

West and Central Newport (Statistical Division B)

The West and Central Newport areas include all areas easterly of the Santa Ana River and southerly of Seminiuk Slough and West Coast Highway, and on the Balboa Peninsula as far as 19th Street. The land use patterns in this area are well established, and no significant changes to the existing development pattern are proposed.

Newport Shores (Statistical Area B1)

1. *Seminiuk Slough*. This site is a remnant channel of the Santa Ana River formed when the river entered Newport Bay in the approximate location of River Avenue. The area is a functioning wetland, and may be improved and enhanced by the Santa Ana River Flood Control project wetland mitigation program. The area is designated for Recreational and Environmental Open Space.
2. *Newport Shores*. This area is the residential development between Seminiuk Slough and the Newport Shores Specific Plan Area, and is allocated 459 dwelling units. The designation of Single Family Detached reflects the existing development. No subdivision which will result in additional dwelling units is allowed. Included in the area is a community recreation area and a mini-park which are shown for Recreational and Environmental Open Space.
3. *Newport Shores SAP*. The Newport Shores Specific Area Plan includes commercial and residential areas along the north side of West Coast Highway Between the Santa Ana River and the eastern bend of Seminiuk Slough. (see Map 9) Land use designations within the plan area include Retail and Service Commercial and Two-Family Residential, with two large sites in the western end of the area shown for Multi-Family Residential land use. Areas designated for commercial use are limited to a floor area ratio of 0.5/0.75. Total residential development allocated is 293 dwelling units. Two-Family Residential areas allow two dwelling units per lot (with 2,000 sq.ft. of buildable lot area) and Multi-Family Residential areas allow two units for the first 2400 sq.ft., plus one dwelling unit for each additional 1,500 sq.ft. of buildable lot area.

ESTIMATED GROWTH FOR STATISTICAL AREA B1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Seminiuk Slough	-0-	-0-	-0-	-0-	-0-	-0-
2. Newport Shores	459	459	-0-	-0-	-0-	-0-
3. Newport Shores SAP	203	293	90	104,198	121,723	17,525
<i>TOTAL</i>	662	752	90	104,198	121,723	17,525
Population	1,311	1,489	178			

Seashore Colony (Statistical Area B2)

1. *Seashore Colony.* This area is between the Santa Ana River and 47th Street, southerly of Coast Highway, and is allocated 644 dwelling units. The area is designated Single Family Detached and Two-Family Residential on the Land Use Plan (Map). No subdivision which will result in additional dwelling units is permitted, and 2,000 sq.ft. of land area is required for duplex development in Two Family areas.
2. *Las Brisas.* This apartment site is located on River Avenue at 54th Street, and is allocated 51 dwelling units. The site is designated for Multi-Family Residential land use, and 1,200 sq.ft. of buildable lot area is required for each dwelling unit, which reflects the existing development.
3. *Lido Sands.* This area along River Avenue between 47th and 58th Streets is zoned R-1, and is allocated 86 dwelling units. The land use designation of Single Family Detached reflects the existing development. Any new subdivision in this area shall be for Single Family Detached development and shall be a minimum of 5,000 sq.ft. of buildable lot area.
4. *West Newport Park.* This park is approximately 6.7 acres on the southerly side of Coast Highway between the Santa Ana River and 56th Street. It is designated for Recreational and Environmental Open Space. A portion of the site near the Santa Ana River may be reserved for the future widening of Coast Highway.

ESTIMATED GROWTH FOR STATISTICAL AREA B2

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Seashore Colony	548	644	96	-0-	-0-	-0-
2. Las Brisas	51	51	-0-	-0-	-0-	-0-
3. Lido Sands	82	86	4	-0-	-0-	-0-
4. West Newport Park	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	681	781	100	-0-	-0-	-0-
Population	1,348	1,546	198			

River Tract (Statistical Area B3)

1. *River Tract.* This area is southerly of Balboa Boulevard between 47th Street and the alley between 23rd and 24th Streets, and is allocated 1,228 dwelling units. The area

is designated for Single Family Detached and Two-Family Residential land use. No subdivision which will result in additional dwelling units is permitted, and 2,000 sq.ft. of land area is required for duplex development in Two Family Residential areas.

ESTIMATED GROWTH FOR STATISTICAL AREA B3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. River Tract	984	1,228	244	-0-	-0-	-0-
TOTAL	984	1,228	244	-0-	-0-	-0-
Population	1,948	2,431	483			

Newport Island (Statistical Area B4)

1. *Lake Tract.* This area is bounded by Coast Highway, Balboa Boulevard, 32nd Street and the Rivo Alto, and is allocated 616 dwelling units. The area is designated for Single Family Detached and Two-Family Residential. No subdivision which will result in additional dwelling units is allowed, and 2,000 sq.ft. of land is required for duplex development in Two Family Residential areas. Two neighborhood parks are in this area, Channel Park and 38th Street Park, which are designated Recreational and Environmental Open Space.
2. *Finley Residential.* This area is bounded by Newport Boulevard, the Rivo Alto and the Rialto, and is allocated 167 dwelling units. The area is designated Two-Family Residential, and 2,000 sq.ft. of land area is required for duplex development.
3. *Newport Island.* This area is bounded by the Rivo Alto, the Rialto and the Newport Island Channel, and is allocated 239 dwelling units. The area is designated Two-Family Residential, and 2,000 sq.ft. of land area is required for duplex development. Newport Island Park is designated for Recreational and Environmental Open Space.
4. *Newport Beach Townhomes.* This site is located on Coast Highway between Balboa Coves and the Superior/PCH Center. The site allocated 28 dwelling units. The land use designation of Single Family Attached reflects the existing development.
5. *Balboa Coves.* This development is southerly of Coast Highway between the Arches Bridge and the Newport Beach Townhomes. The residential portion of this area is allocated 68 dwelling units. No subdivision which will result in additional dwelling units is allowed. The land use designation of Single Family Detached reflects the existing development. The commercial portion of this area (Commercial Area 7) is

designated for Retail and Service Commercial land use and is limited to a floor area ratio of 0.5/0.75.

6. *Finley Commercial.* This area (Commercial Area 8) is located on the westerly side of Newport Boulevard between 32nd Street and the Newport Island Channel. Designated for Retail and Service Commercial Land use, the allowed floor area ratio is 0.5/0.75.
7. *Superior/PCH Center.* This area (Commercial Area 9) is located at the corner of Superior Avenue and Coast Highway. Designated for Retail and Service Commercial land use, the floor area ratio allowed on the neighborhood commercial site is 0.30.

ESTIMATED GROWTH FOR STATISTICAL AREA B4

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Lake Tract	468	616	148	-0-	-0-	-0-
2. Finley Area (R)	112	167	55	-0-	-0-	-0-
3. Newport Island	136	239	103	-0-	-0-	-0-
4. NB Townhomes	28	28	-0-	-0-	-0-	-0-
5. Balboa Coves	68	68	-0-	6,200	10,800	4,600
6. Finley Area (C)	-0-	-0-	-0-	38,706	47,071	8,365
7. Superior PCH	-0-	-0-	-0-	16,897	27,965	11,068
<i>TOTAL</i>	<i>812</i>	<i>1,118</i>	<i>306</i>	<i>61,803</i>	<i>85,836</i>	<i>24,033</i>
Population	1,608	2,214	606			

Central Newport (Statistical Area B5)

1. *Cannery Village.* This area (Commercial Area 10) is bounded by 32nd Street, the Rhine Channel, 26th Street and Balboa Boulevard. (see Map 10) The Cannery Village bayfront is designated for Recreational and Marine Commercial land use. Portions of the inland areas of Cannery Village are designated for a mixture of Retail and Service Commercial and General Industry land uses in order to encourage marine related industrial uses. The inland areas of Cannery Village designated for Retail and Service Commercial only will provide for a specialty retail core. There are also areas which are designated for Two-Family Residential land use.

Commercial areas are allowed a maximum floor area ratio of 0.50/1.0, with the exception of the Lucky Market Center, which is allowed a maximum of 0.25 FAR. Separate residential uses are prohibited except in those areas designated for residential use. All commercial areas except the Lucky Market Center allow residential development on the second floor in conjunction with ground floor commercial up to a total floor area ratio of 1.25. In these commercial areas, one dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area with a minimum of one unit allowed on each lot. No second floor residential is allowed on sites involved in transfer of commercial development rights. In the Recreational and Marine Commercial area, professional and business offices are permitted only in conjunction with an incentive use. In all other commercial areas, professional and business offices not providing goods or services to the public or not ancillary to an otherwise permitted use are allowed only on the second floor or above. Areas designated for Two-Family Residential require 2,000 sq.ft. of buildable lot area for duplex development, up to a maximum of two dwelling units per lot. Cannery Village is allocated 407 dwelling units. All development in this area is specifically regulated by the Cannery Village/McFadden Square Specific Area Plan. [GPA 91-3(A)]

2. *City Hall.* This area (Commercial Area 11) is bounded by 32nd Street, Newport Boulevard and Via Lido. The area is designated for Retail and Service Commercial and Governmental, Educational and Institutional Facilities. Development in this area is limited to a floor area ratio of 0.50/0.75. No residential land use is allowed. The St. James Church site is designated Retail and Service Commercial. On October 25, 1990, the designation of this site will change to Governmental, Educational and Institutional Facilities unless the site has been converted to commercial land use.
3. *Lido Peninsula.* This area (Commercial Area 12) is bounded by Lafayette Avenue, the West Lido Channel, Newport Channel and the Rhine Channel. Properties on the northerly side of Lido Park Drive, designated Single Family Attached, are allocated 156 dwelling units. [GPA 90-2(E)] The balance of the Lido Peninsula is designated for a mixture of Recreational and Marine Commercial and Single Family Attached development. The area is zoned Planned Community, and is particularly suited to planned development concepts when substantial changes in existing uses are undertaken. Meanwhile, all existing uses are allowed to continue and be upgraded, but any substantial changes should be subject to an approved Planned Community Development Plan. The area designated for Planned Community is divided into three ownerships. Should planning for the area occur simultaneously, the mix between residential and commercial development may be addressed area-wide. Should individual owners process development plans separately, each segment shall meet the mixed use requirements independently.

The commercial development in the future Planned Community shall be consistent with the intent of the Recreation and Marine Commercial designation. Uses permitted include marine repair and service, restaurants, hotels, motels, specialty shops and offices. Commercial development shall occupy 30% of the total land area and shall be limited to floor area ratio of 0.5/0.75.

The residential development in the future planned community shall occupy 70% of the land area and one unit is allowed for each 2,900 sq.ft. of buildable lot area. The land use designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with a mixed use project incorporating all of the residential product types within the established dwelling unit limit.

4. *Lido Village*. This area (Commercial Area 13) is bounded by Newport Boulevard, Via Lido and Newport Bay. The area is designated for Recreation and Marine Commercial and Retail and Service Commercial uses. The allowed floor area ratio is 0.5/0.75.
5. *McFadden Square*. This area (Commercial Area 14) is bounded by Newport Bay, 19th Street, the Public Beach, the alley between 23rd and 24th Streets, Newport Boulevard and 26th Street. (see Map 10) The area is shown Recreation and Marine Commercial, Retail and Service Commercial, Single Family Detached, Two-Family Residential or Multi-Family Residential land use. Multi-Family Residential areas require 1,200 sq.ft. of buildable lot area for each dwelling unit. No subdivision which will result in additional dwelling units is allowed. Two-Family Residential areas require 2,000 sq.ft. of buildable lot area for duplex development. [GPA 89-2(D)]

Commercial areas are allowed a maximum floor area ratio of 0.50/1.0. Separate residential uses are prohibited except in those areas designated for residential use. All commercial areas allow residential development on the second floor in conjunction with ground floor commercial up to a total floor area ratio of 1.25. In these commercial areas, one dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area with a minimum of one unit allowed on each lot. No second floor residential is allowed on sites involved in transfer of commercial development rights. McFadden Square is allocated 168 dwelling units. In the Recreational and Marine Commercial area, professional and business offices are permitted only in conjunction with an incentive use. In all other commercial areas, professional and business offices not providing goods or services to the public or not ancillary to an otherwise permitted use are allowed only on the second floor or above. All development in this area is specifically regulated by the Cannery Village/McFadden Square Specific Area Plan.

ESTIMATED GROWTH FOR STATISTICAL AREA B5

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Cannery Village	113	407	294	411,872	565,940	154,068
2. City Hall	-0-	-0-	-0-	188,109	272,157	84,048
3. Lido Peninsula (total)	430	406	(24)	94,089	156,416	62,327
3a. Single Fam. Att.	149	156	7	24,000	-0-	(24,000)
3b. Sea Enterprises	-0-	7	7	4,600	4,860	260
3c. Lido Shores	35	21	(14)	1,000	13,297	12,297
3d. Curci-Turner	246	222	(24)	64,489	138,259	73,770
4. Lido Village	20	20	-0-	188,619	219,525	30,906
5. McFadden Square	195	258	63	198,691	283,639	84,948
TOTAL	758	1,091	333	1,081,380	1,497,677	416,297
Population	1,501	2,160	659			

Lido Isle (Statistical Division C)

Lido Isle is one of two major islands in lower Newport Bay, and is developed with residential land uses. Subdivided during the 1920's, the subsequent sale of the island to individuals did not always follow the established lot lines. Since the underlying subdivision is still intact, there is a potentially significant amount of growth which could occur on the island should reversion to original lot lines occur. In order to minimize the amount of additional development which could occur, the Lido Isle Community Association facility sites, (yacht club, tennis courts, etc.) are designated for Recreational and Environmental Open Space. A study will also be conducted to determine whether the additional residential growth allowed by the underlying subdivision pattern should be allowed.

Residential areas on Lido Isle are designated only for Single Family detached and Multi-Family Residential land use. Multi-Family Residential areas allow a maximum of one dwelling unit for each 1,200 sq.ft. of buildable lot area. Development in the single family areas is limited to one unit for each lot of the original Lido Isle subdivision. No subdivisions which will result in additional dwelling units are allowed.

ESTIMATED GROWTH FOR STATISTICAL AREAS C1 and C2

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Lido Isle	901	1,168	267	-0-	-0-	-0-
TOTAL	901	1,168	267	-0-	-0-	-0-
Population	1,784	2,313	529			

Balboa Peninsula Area (Statistical Division D)

The Balboa Peninsula area includes all of the Balboa Peninsula east of 19th Street. The land use designations for this area will allow for the continuation of existing land use patterns.

West Bay Area (Statistical Area D1)

1. *Marinapark.* This site is located on the bay front between 18th Street and 15th Street. It is designated for Recreational and Environmental Open Space, and is proposed to be ultimately used for aquatic facilities, expanded beach and community facilities such as the existing American Legion. The existing mobile home park use will be allowed to continue until the end of the existing lease. At that time the City will make the decision as to whether the lease should be further extended, or the property converted to public use.
2. *15th Street.* This commercial area is located on the westerly side of 15th Street. The area is designated for Retail and Service Commercial land use and is allowed a maximum floor area of 0.5/1.0 FAR. Separate residential uses are prohibited. Residential development is permitted on the second floor in conjunction with ground floor commercial up to a total floor area ratio of 1.25. One dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area, with a minimum of one unit allowed per lot.
3. *West Bay Residential.* The residential parts of the this area are designated for Single Family Detached, Two Family Residential and Multi-Family Residential land use. One unit is allowed on each lot of the original subdivisions, with no subdivisions allowed which will result in additional dwelling units allowed. Two Family Residential areas require 2,000 sq.ft. buildable lot area for duplex development, up to a maximum of two units per lot. Subdivisions which will result in additional dwelling units are not allowed. Multi-Family Residential areas require 1,200 sq.ft. of buildable lot area for each dwelling unit. This area is allocated 779 dwelling units.

4. *GEIF*. Within Statistical Area D1, there are two sites which are designated for Governmental, Educational and Institutional Facilities. These are the Southern California Edison utility sub-station and Newport Beach Elementary School. These sites are allocated a maximum development of 50,000 sq.ft.

ESTIMATED GROWTH FOR STATISTICAL AREA D1						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Marinapark	58	-0-	(58)	7,000	10,000	3,000
2. 15th Street	11	16	5	5,750	15,000	9,250
3. West Bay Residential	674	779	105	-0-	-0-	-0-
4. GEIF	-0-	-0-	-0-	47,107	50,000	2,893
TOTAL	743	795	52	59,857	75,000	15,143
Population	1,471	1,574	103			

Central Balboa Area (Statistical Areas D2, D3 & D4)

1. *Island Avenue*. This small commercial area is located on Balboa Boulevard west of Island Avenue. The area is designated for Retail and Service Commercial land use and is allowed a maximum floor area of 0.5/1.0 FAR. Separate residential uses are prohibited. Residential development is permitted on the second floor in conjunction with ground floor commercial up to a total floor area ratio of 1.25. One dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area, with a minimum of one unit allowed per lot.
2. *Library/Fire Station*. This area is located on Balboa Boulevard easterly of Island Avenue. The area is designated for Governmental, Educational and Institutional Facilities and is allowed a maximum floor area of 0.5 FAR.
3. *Bay Island Parking*. The site in the corner of Island Avenue and West Bay Avenue used for the Bay Island parking structure is designated for Recreational and Environmental Open Space to preserve this lot for the support parking use of Bay Island.
4. *Ebell Club*. This site is located on Balboa Boulevard across from the Island Avenue commercial area, and is designated for Governmental, Educational and Institutional Facilities. This site is allocated a maximum development of 0.5 FAR.
5. *Newport Harbor Yacht Club*. The Newport Harbor Yacht Club and its support parking is located bayward of Balboa Boulevard, between 7th and 8th Streets. The site is

designated for Recreational and Environmental Open Space to allow the continuation of the existing use. The site allocated 20,000 sq.ft. of development.

6. *Central Balboa (SAP)*. The Central Balboa area is bounded Newport Bay, A Street, the Ocean Beach and Adams Street, plus the lots fronting on Balboa Boulevard between Adams Street and Coronado Street. (see Map 11) The area is designated for Retail and Service Commercial land use, with some areas shown for Single Family Attached, Two Family Residential and Governmental, Educational and Institutional Facilities.

The Rendezvous Condominiums are shown for Single Family Attached and are allocated 24 dwelling units, which reflects the existing use. Two Family residential require 2,375 sq.ft of buildable lot area for duplex development. No subdivision which will result in additional dwelling units is allowed.

Areas which are designated for Retail and Service Commercial or Governmental, Educational and Institutional land use are allowed a maximum floor area of 0.5/1.0 FAR. Separate residential uses are prohibited. Residential development is permitted on the second floor in conjunction with ground floor commercial up to a total floor area ratio of 1.25. One dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area with a minimum of one unit allowed per lot. The area is allocated 223 dwelling units.

7. *Central Balboa Residential*. The balance of the Balboa Peninsula is designated for Single Family Detached, Single Family Attached, Two Family Residential or Multi-Family Residential land use. In Single Family Detached areas, one dwelling unit is allowed on each subdivided lot, with no subdivision permitted which will result in additional dwelling units allowed. Single Family Attached developments are not allowed any additional dwelling units. Two Family Residential requires 2,000 sq.ft. of buildable lot area for duplex development. No subdivision is allowed in Two Family Residential areas which will result in additional dwelling units. Multi-Family Residential areas allow one unit for each 1,200 sq.ft. of buildable lot area. The area is allocated 2,368 dwelling units.

ESTIMATED GROWTH FOR STATISTICAL AREA D2, D3 & D4

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Island Avenue	5	8	3	9,670	10,800	1,130
2. Library/FS	-0-	-0-	-0-	7,200	11,250	4,050
3. Bay Island Parking	-0-	-0-	-0-	-0-	-0-	-0-
4. Ebell Club	-0-	-0-	-0-	2,800	4,200	1,400
5. Newport Harbor YC	-0-	-0-	-0-	17,000	20,000	3,000
6. Central Balboa SAP	219	319	100	226,866	299,105	72,239
7. Central Balboa (R)	1,924	2,368	444	-0-	-0-	-0-
TOTAL	2,148	2,695	547	263,536	345,355	81,819
Population	4,253	5,336	1,083			

Balboa Island Area (Statistical Division E)

The land use plan for Balboa Island will allow the continuation of the dominant two family residential uses, with commercial and residential mixed uses allowed in the two commercial areas of Marine Avenue and Agate Avenue.

1. *Balboa Island.* All residential areas on Balboa Island are designated for Two Family Residential land use. A minimum of 2,000 sq.ft. of buildable lot area is required for duplex development, up to a maximum of two dwelling units per lot. No subdivision will be allowed which results in more lots than that allowed by the original subdivision.
2. *Marine Avenue.* The commercial area on Marine Avenue is allowed a maximum floor area ratio of 0.50/1.0. Separate residential uses are prohibited. Residential development on the second floor is permitted in conjunction with ground floor commercial up to a total floor area ratio of 1.25. One dwelling unit is allowed for each 2,375 sq.ft. of buildable lot area, with a minimum of one dwelling unit allowed per lot. Included in this district is a 4,500 sq.ft. site at the southeast corner of Marine Avenue and Park Avenue designated GEIF for the new Balboa Island fire station, with a maximum allowable building size of 4,500 sq.ft. [GPA 89-2(H)]
3. *Agate Avenue.* The commercial area on Agate Avenue is allowed a maximum floor area ratio of 0.50/1.0. Separate residential uses are prohibited and automobile and general storage is permitted in addition to those uses allowed in areas designated for Retail and Service Commercial. [GPA 89-1(E)]. Residential development on the second floor is permitted in conjunction with ground floor commercial up to a total

floor area ratio of 1.25. One dwelling unit is allowed for each 2,000 sq.ft. of buildable lot area, with a minimum of one dwelling unit allowed per lot. GPA 92-1(A) redesignated the parcels at 498 Park Avenue and 203 Agate Avenue from Retail and Service Commercial to Two Family Residential. These parcels are reflected in the growth estimate for Area 1 - Balboa Island in the statistical table.

ESTIMATED GROWTH FOR STATISTICAL AREAS E1, E2 and E3						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	General Plan Projection	Projected Growth	Existing 1/1/87	General Plan Projection	Projected Growth
1. Balboa Island	2,160	2,708	548	-0-	-0-	-0-
2. Marine Avenue	37	62	25	92,478	101,275	8,797
3. Agate Avenue	31	31	-0-	26,350	46,461	20,111
<i>TOTAL</i>	<i>2,228</i>	<i>2,801</i>	<i>573</i>	<i>118,828</i>	<i>150,286</i>	<i>31,458</i>
Population	4,411	5,546	1,135			

Corona del Mar Area (Statistical Division F)

The Corona del Mar area is bounded by the Pacific Ocean, Newport Bay, Marine Avenue, East Coast Highway, Fifth Avenue (extended) and the Downcoast Newport Beach area. Land use policies in the this area are intended to maintain existing land use patterns.

Irvine Terrace (Statistical Area F1)

1. *Irvine Terrace.* This area is bounded by East Coast Highway, Jamboree Road, Bayside Drive and Avocado Avenue. The predominant land use is Single Family Detached, with an allocation of 380 dwelling units. No subdivision which will result in additional dwelling units is allowed. Irvine Terrace Park is designated for Recreational and Environmental Open Space, the utility parcels at Bayside Drive and El Paseo Drive are shown for Governmental, Educational and Institutional Facilities and the commercial site at Bayside Drive and El Paseo is designated for Administrative, Professional and Financial Commercial with a permitted Floor Area Ratio of 0.5 and a maximum height limit of 25 feet.
2. *Sandcastle Condominiums.* This site is located behind the Bank of Newport Property on Avocado Avenue. The site is allocated 45 dwelling units. The land use designation of Single Family Attached reflects the existing development.

3. *Bayside Drive Open Space.* This area (Commercial Area 21) is located on the southerly side of Bayside Drive below Irvine Terrace and includes land used for a variety of recreational support uses, including the County Harbor Department facility, yacht clubs and marinas with related parking facilities. The Harbor Department site has been shown for Governmental, Educational and Institutional Facilities. The yacht clubs and marina facilities have been shown for Recreational and Environmental Open Space to provide for the continuation of these private commercial recreation uses. To reflect the low intensity nature of these commercial recreation uses, and due to limited roadway capacity along Bayside Drive, a Floor Area Ratio of 0.30 is allowed in this area, with no mixed use residential allowed. [GPA 89-2(K)]
4. *Bayside Drive Residential.* These single family areas are designated for Single Family Detached, and are allowed 30 dwelling units. No subdivision which will result in additional dwelling units is allowed.
5. *Ullman Trust Property.* This site is located at 1401 Bayside Drive. The site is designated for Multi-Family Residential, with one unit allowed for each 2,178 sq.ft. of buildable lot area.
6. *Mai Kai Condominiums.* This development is located on Bayside Drive easterly of the Bayside/Marine commercial area. The site is allocated 34 dwelling units. The designation of Single Family Attached reflects the existing land use.
7. *Bayside/Marine.* This commercial area (Commercial Area 22) is located at the corner of Bayside Drive and Marine Avenue, and includes The Irvine Company marina office site. Development in this area is limited to a floor area ratio of 0.35, and no residential land uses are allowed in the area.

ESTIMATED GROWTH FOR STATISTICAL AREA F1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Irvine Terrace	378	380	2	-0-	-0-	-0-
2. Sandcastle	45	45	-0-	-0-	-0-	-0-
3. Bayside Drive (OS)	-0-	-0-	-0-	62,839	92,140	29,301
4. Bayside Drive (R)	30	30	-0-	-0-	-0-	-0-
5. Ullman Trust	12	12	-0-	-0-	-0-	-0-
6. Mai Kai	34	34	-0-	-0-	-0-	-0-
7. Bayside/Marine	-0-	-0-	-0-	35,938	36,697	759
<i>TOTAL</i>	<i>499</i>	<i>501</i>	<i>2</i>	<i>98,777</i>	<i>128,837</i>	<i>30,060</i>
Population	988	992	4			

Old Corona del Mar - West (Statistical Area F2)

1. *Corona del Mar West.* This area is bounded by the Coast Highway Commercial strip, Avocado Avenue and Bayside Drive, and is allocated 1,072 dwelling units. The area is designated for Two Family Residential land use, and 2,000 sq.ft. of buildable lot area is required for two-family development. Begonia Park in this area is designated for Recreational and Environmental Open Space. It is proposed that the residential portions of Corona del Mar West be the subject of a development standards study, to address the issue of the mass and bulk of building in this area.
2. *Corona del Mar Homes.* This project is a planned community which occupies the former Corona del Mar Elementary School site. The block is allocated 40 dwelling units, and includes a park and parking lot area. Consistent with the P-C text for the site, the land use designations are Single Family Detached, Two Family Residential, Recreational and Environmental Open Space and Governmental, Educational and Institutional Facilities. No subdivision which will result in additional dwelling units is allowed.

ESTIMATED GROWTH FOR STATISTICAL AREAS F2						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	General Plan Projection	Projected Growth	Existing 1/1/87	General Plan Projection	Projected Growth
1. CdM West	821	1,072	251	-0-	-0-	-0-
2. CdM Homes	40	40	-0-	-0-	-0-	-0-
<i>TOTAL</i>	<i>861</i>	<i>1,112</i>	<i>251</i>	<i>-0-</i>	<i>-0-</i>	<i>-0-</i>
Population	1,705	2,202	497			

Corona del Mar - South (Statistical Area F3)

1. *Seaview.* This R-3 area is bounded by Bayside Drive, Fernleaf Avenue, Seaview Avenue and Carnation Avenue. The area is designated Multi-Family Residential and Single Family Attached, and is allocated 91 dwelling units. One dwelling is allowed for each 2,140 sq.ft. of buildable lot area.
2. *Carnation.* This R-3 area is westerly of Carnation Avenue, between Bayside Drive and Newport Bay. The area is designated for Multi-Family Residential and Single Family Attached, and is allocated 61 dwelling units. One dwelling is allowed for each 2,178 sq.ft. of buildable lot area.

3. *Quandt Subdivision.* These properties are located at the intersection of Carnation Avenue and Ocean Boulevard, and are allocated 2 dwelling units. The land use designation is Single Family Detached, and one dwelling unit is allowed on each lot. No further subdivision of these properties is allowed.
4. *Channel Reef Condominiums.* This project is allocated 48 dwelling units. The designation of Single Family Attached reflects the existing development.
5. *Kerchoff Marine Laboratory.* This site is located westerly of Dahlia Avenue in China Cove. The site is designated for Governmental, Educational and Institutional Facilities, is allowed a maximum Floor Area Ratio of 0.8, exclusive of parking.
6. *Corona del Mar South Open Space.* This area includes many areas designated for Recreational and Environmental Open Space. These areas include beach and water areas of China Cove, Pirates Cove beach, Corona del Mar State Beach, and Inspiration Point.
7. *Corona del Mar South.* This area is allocated 1,073 dwelling units in areas designated for Single Family Detached, Two-Family Residential or Multi-Family Residential. This allocation reflects the reversion to the underlying Corona del Mar subdivision in single family and two family areas. Two family development in R-2 areas is allowed on lots with a minimum of 2,000 sq.ft. of buildable lot area. Multi-family areas require 1,200 sq.ft. of land area for each dwelling unit. It is proposed that the residential portions of Corona del Mar South be the subject of a development standards study, to address the issue of the mass and bulk of building in this area. The statistical summary for this area reflects GPA 92-2(B) which enabled the subdivision of the property located at 2209 Bayside Drive into two parcels.

ESTIMATED GROWTH FOR STATISTICAL AREA F3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Seaview	86	91	5	-0-	-0-	-0-
2. Carnation	33	61	28	-0-	-0-	-0-
3. Quandt	1	2	1	-0-	-0-	-0-
4. Channel Reef	48	48	-0-	-0-	-0-	-0-
5. Kerchoff	-0-	-0-	-0-	11,631	12,030	399
6. CdM South OS	-0-	-0-	-0-	-0-	-0-	-0-
7. CdM South	900	1,073	173	-0-	-0-	-0-
TOTAL	1,068	1,275	207	11,631	12,030	399
Population	2,115	2,525	410			

Corona del Mar North (Statistical Area F4)

1. *Corona del Mar North.* This area is bounded by the East Coast Highway commercial strip, Fifth Avenue and Buck Gully. The area is allocated 1,530 dwelling units in areas designated for Single Family Detached and Two-Family Residential. 2,000 sq.ft. of buildable lot area is required for duplex construction in two family areas. It is proposed that the residential portions of Corona del Mar North be the subject of a development standards study, to address the issue of the mass and bulk of building in this area.

ESTIMATED GROWTH FOR STATISTICAL AREA F4

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. CdM North	1,276	1,530	254	-0-	-0-	-0-
<i>TOTAL</i>	<i>1,276</i>	<i>1,530</i>	<i>254</i>	<i>-0-</i>	<i>-0-</i>	<i>-0-</i>
Population	2,526	3,029	503			

Corona Highlands (Statistical Area F5)

1. *Buck Gully.* This area is a natural canyon between Corona Highlands and old Corona del Mar. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Buck Gully, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Buck Gully. In addition, prior to the issuance of a grading permit, the Grading Engineer shall determine that there will be no grading activities including the alteration of the existing landform or removal or deposition of material within the 25 foot buffer area from the rear property line.
2. *Villa del Este.* This site is located on East Coast Highway at Seaward Road. The site is designated for Multi-Family Residential, with one unit allowed for each 1,900 sq.ft. of buildable lot area. The site is allocated 18 dwelling units. [GPA 89-1(C)]
3. *Shorecrest Lane.* This multi-family area is bounded by East Coast Highway, Seaward Road and Morning Canyon Road. The area is allocated 77 dwelling units, and is designated for Multi-Family Residential land use. One unit is allowed for each 1,900 sq.ft. of buildable lot area.

4. *Corona Highlands*. This area is allocated 235 dwelling units, and is shown for either Two Family Residential or Single Family Detached land use. A minimum of 3,000 sq.ft. of buildable lot area is required for each dwelling unit in Two Family Residential areas. In single family areas, no subdivision which will result in additional dwelling units is allowed.

5. *Morning Canyon*. This area is a natural canyon between Corona Highlands and Cameo Highlands. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Morning Canyon, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Morning Canyon. In addition, prior to the issuance of a grading permit, the Grading Engineer shall determine that there will be no grading activities, including the alteration of the existing landform or removal or deposition of material, within the 25 foot buffer area from the rear property line.

6. *Morning Canyon SFA*. This project is located on Morning Canyon Road at East Coast Highway. The site is designated for Single Family Attached land use and is allocated 14 dwelling units, which reflects the existing land use.

ESTIMATED GROWTH FOR STATISTICAL AREA F5

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Buck Gully	-0-	-0-	-0-	-0-	-0-	-0-
2. Villa del Este	-0-	18	18	9,552	-0-	(9,552)
3. Shorecrest Lane	72	77	5	-0-	-0-	-0-
4. Corona Highlands	204	235	31	-0-	-0-	-0-
5. Morning Canyon	-0-	-0-	-0-	-0-	-0-	-0-
6. Morning Canyon SFA	14	14	-0-	-0-	-0-	-0-
TOTAL	290	344	54	9,552	-0-	(9,552)
Population	574	681	107			

Cameo Highlands (Statistical Area F6)

1. *Cameo Highlands*. This area is northerly of East Coast Highway between Morning Canyon and the City Boundary. The area is allocated 142 dwelling units and is designated for Single Family Detached land use. No subdivision which will result in additional dwelling units is allowed in this area.

ESTIMATED GROWTH FOR STATISTICAL AREA F6

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Cameo Highlands	142	142	-0-	-0-	-0-	-0-
TOTAL	142	142	-0-	-0-	-0-	-0-
Population	281	281	-0-			

Shore Cliffs (Statistical Area F7)

1. *Shore Cliffs.* This area is located southerly of East Coast Highway between Buck Gully and Morning Canyon. The area is allocated 144 dwelling units, and is designated for Single Family Detached land use. No subdivision of this area which will result in additional dwelling units is allowed.
2. *Buck Gully.* This area is a natural canyon between Shore Cliffs and old Corona del Mar. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Buck Gully, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Buck Gully. In addition, prior to the issuance of a grading permit, the Grading Engineer shall determine that there will be no grading activities, including the alteration of the existing landform or removal or deposition of material, within the 25 foot buffer area from the rear property line.
3. *Morning Canyon.* This area is a natural canyon between Shore Cliffs and Cameo Shores. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Morning Canyon, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Morning Canyon. In addition, prior to the issuance of a grading permit, the Grading Engineer shall determine that there will be no grading activities, including the alteration of the existing landform or removal or deposition of material, within the 25 foot buffer area from the rear property line.

ESTIMATED GROWTH FOR STATISTICAL AREA F7

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Shore Cliffs	144	144	-0-	-0-	-0-	-0-
2. Buck Gully	-0-	-0-	-0-	-0-	-0-	-0-
3. Morning Canyon	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	144	144	-0-	-0-	-0-	-0-
Population	285	285	-0-			

Cameo Shores (Statistical Area F8)

1. *Cameo Shores.* This area is southerly of East Coast Highway between Morning Canyon and the City Boundary. The area is allocated 176 dwelling units and is designated for Single Family Detached land use. No subdivision which will result in additional dwelling units is allowed in this area.
2. *Morning Canyon.* This area is a natural canyon between Shore Cliffs and Cameo Shores. It is designated for Recreational and Environmental Open Space. In order to provide an adequate buffer for the environmentally sensitive areas within Morning Canyon, all construction including but not limited to fences, retaining walls, pools of any size or depth, or tennis courts or other activity areas are expressly prohibited within 25 feet of the property lines of all properties adjacent to Morning Canyon. In addition, prior to the issuance of a grading permit, the Grading Engineer shall determine that there will be no grading activities, including the alteration of the existing landform or removal or deposition of material, within the 25 foot buffer area from the rear property line.

ESTIMATED GROWTH FOR STATISTICAL AREA F8

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Cameo Shores	174	176	2	-0-	-0-	-0-
2. Morning Canyon	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	174	176	2	-0-	-0-	-0-
Population	345	348	3			

Corona del Mar Commercial (Statistical Area F9)

1. *Corona del Mar Commercial.* This area is designated for Retail and Service Commercial, Administrative, Professional and Financial Commercial and Governmental, Educational and Institutional Facilities use. The allowed Floor Area Ratio is 0.5/0.75. Commercial land uses which utilize residentially designated lots contiguous to commercial lots for support parking purposes may include those lots in the calcualtion of floor area limits to increase the total commercial development allowed, but only to the extent that the traffic generated would not exceed that which would result from the designated residential use. The Corona del Mar Commercial strip and the immediately adjacent residential area is designated for a Specific Area Plan (see Map 14), for the preservation and enhancement of the commercial strip and to minimize conflicts with adjacent residential areas, including the development of appropriate design criteria and off-street parking standards. The P-C zoned site at 3901 East Coast Highway shall be subject to the approval of Planned Community District Regulations and Development Plan.

ESTIMATED GROWTH FOR STATISTICAL AREA F9

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. CdM Commercial	-0-	-0-	-0-	580,372	842,180	261,808
TOTAL	-0-	-0-	-0-	580,372	842,180	261,808
Population	-0-	-0-	-0-			

Promontory Bay Area (Statistical Division G)

The Promontory Bay area includes Harbor Island, Linda Isle and all the area bounded by Newport Bay, Marine Avenue/Jamboree Road and East Coast Highway, and is all contained in Statistical Area G1.

1. *Harbor Island*. This area is a private island located at the end of Harbor Island Road. Designated for Single Family Detached development, the area is allocated 35 dwelling units. Resubdivisions can be approved only if no additional dwelling units result.
2. *Linda Island*. This area is located adjacent to the Coast Highway bay bridge. The area is allocated 107 dwelling units, and is designated Single Family Detached and Recreational and Environmental Open Space. No subdivision of this area which will result in additional dwelling units is allowed.
3. *Bayside/PCH (Rueben's)*. This commercial area (Commercial Area 25) is located on the southwesterly corner of Bayside Drive and East Coast Highway. The site is designated for Recreational and Marine Commercial land use, and is allowed a maximum floor area ratio of 0.30, to encourage the continuation of visitor serving and marina related uses on site.
4. *Bayside/PCH (Auto Center)*. This commercial area (Commercial Area 24) is located on the southeasterly corner of Bayside Drive and East Coast Highway. The site is designated for Retail and Service Commercial land use and is allowed a maximum floor area ratio of 0.30.
5. *Promontory Point*. This apartment project is located on the southerly side of East Coast Highway between Jamboree Road and Bayside Drive. The site is allocated 520 dwelling units, and is designated for Multi-Family Residential land use, which reflects the existing development.
6. *Bayside Center*. This site is a neighborhood shopping center on the northwesterly corner of Jamboree Road and Bayside Drive. The site is designated for Retail and Service Commercial Land use, and is allowed a maximum floor area ratio of 0.30.
7. *Promontory Bay*. This area includes lots facing on Promontory Bay and Harbor Island Drive. The area is allocated 89 dwelling units, and is designated Single Family Detached and Recreational and Environmental Open Space, which reflects the existing development. No subdivision which results in additional dwelling units is allowed.
8. *Newport Marina*. This apartment project is located on Bayside Drive at the entrance to Promontory Bay. The site is designated for Multi-Family Residential land use, and is allowed one unit for each 2,178 sq.ft. of buildable lot area.

9. *Cove Condominiums.* This area is located on Bayside Drive easterly of the Newport Marina apartments. The site is allocated 58 dwelling units and is designated for Single Family Attached land use, which reflects the existing development.
10. *Beacon Bay.* This area is located on the Balboa Island Channel between Harbor Island Road and the Balboa Yacht Basin. The area is allocated 138 dwelling units and is designated for Two-Family Residential land use. Duplex development requires 2,000 sq.ft. of buildable lot area.
11. *Balboa Yacht Basin.* This area is bounded by Harbor Island Drive, Promontory Bay, the Balboa Island Channel and Beacon Bay. The site is designated for Recreational and Marine Commercial land use, and is allowed a maximum floor area ratio of 0.10.

ESTIMATED GROWTH FOR STATISTICAL AREA G1						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Harbor Island	35	35	-0-	-0-	-0-	-0-
2. Linda Isle	107	107	-0-	-0-	-0-	-0-
3. Bayside/PCH (25)	-0-	-0-	-0-	31,390	53,850	22,460
4. Bayside/PCH (24)	-0-	-0-	-0-	45,703	73,675	27,972
5. Promontory Point	520	520	-0-	-0-	-0-	-0-
6. Bayside Center	-0-	-0-	-0-	61,883	104,566	42,683
7. Promontory Bay	88	89	1	-0-	-0-	-0-
8. Newport Marina	64	78	14	-0-	-0-	-0-
9. The Cove	58	58	-0-	-0-	-0-	-0-
10. Beacon Bay	136	138	2	-0-	-0-	-0-
11. Balboa Yacht Basin	-0-	-0-	-0-	11,282	30,492	19,210
<i>TOTAL</i>	<i>1,008</i>	<i>1,025</i>	<i>17</i>	<i>150,258</i>	<i>262,583</i>	<i>112,325</i>
Population	1,996	2,030	34			

Newport Heights Area (Statistical Division H)

The Newport Heights area includes all land southerly of the City boundary and 16th Street, from Newport Boulevard east to Dover Drive and south to the Bay.

Old Newport Boulevard Area (Statistical Area H1)

1. *Old Newport Boulevard.* This commercial area is on the easterly side of Newport Boulevard between West Coast Highway and the City boundary. (see Map 12) The

area is designated for Retail and Service Commercial land use, and has a maximum floor area ratio of 0.5/0.75. The area has been designated for the preparation of a Specific Area Plan, to resolve problems of access and orientation created by the realignment of Newport Boulevard, and to encourage redevelopment of the existing uses to administrative and professional uses as well as service and retail uses. Residential uses may be permitted in conjunction with primary office or commercial uses up to a total floor area ratio of 1.25 in areas easterly of North Newport Boulevard. One unit is allowed in this block for each 2,375 sq.ft. of buildable lot area.

2. *West Newport Heights.* This area encompasses the residential areas westerly of Santa Ana Avenue. The area is allocated 397 dwelling units, and is designated for either Single Family Detached or Two Family Residential land use. No subdivision which will result in additional dwelling units is allowed. [GPA 89-3(D); GPA 91-1(D)]

ESTIMATED GROWTH FOR STATISTICAL AREA H1						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Old Newport Blvd.	12	38	26	184,821	325,410	140,589
2. West Newport Hghts	374	397	23	-0-	-0-	-0-
<i>TOTAL</i>	<i>386</i>	<i>435</i>	<i>49</i>	<i>184,821</i>	<i>325,410</i>	<i>140,589</i>
Population	764	861	97			

Newport Heights Area (Statistical Area H2)

1. *Newport Heights.* This area is located northerly of the Mariner's Mile Specific Plan area between Santa Ana Avenue and Irvine Avenue. The area is designated predominantly for Single Family Detached development, with the area near 16th Street and Tustin Avenue shown for Two-Family Residential and Multi-Family Residential land use. No subdivision which will result in additional dwelling units is permitted, except for the site at 2919 Cliff Drive, which requires a minimum of 7,000 sq.ft. of buildable lot area for each new parcel. A minimum of 2,000 sq.ft. of buildable lot area is required for duplex development in the Two Family area, and one unit is allowed for each 2,178 sq.ft. of buildable lot area in the Multi-Family Residential area. The area is allocated a maximum of 790 dwelling units. Residential access from Avon Street is prohibited, except for lots where no access is available from either Cliff Drive or Santa Ana Avenue.
2. *Cliff Drive Park.* This City park is located along Cliff Drive, in two segments between Riverside Avenue and Santa Ana Avenue. It is designated for Recreational and En-

vironmental Open Space for view park and neighborhood park uses. The site includes the Scout House, which is allowed a maximum of 1,000 sq.ft.

3. *Ensign View Park.* This City view park is also located on Cliff Drive at the terminus of El Modena Avenue. The park includes a community theater facility, and is designated for Recreational and Environmental Open Space. A maximum floor area of 5,000 sq.ft. is allowed.
4. *Newport Heights Elementary School.* This site is located at 15th Street and Santa Ana Avenue, and is designated for Governmental, Educational and Institutional Facilities. The maximum allowed development is 0.1 FAR.

ESTIMATED GROWTH FOR STATISTICAL AREA H2						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Newport Heights	773	781	8	-0-	-0-	-0-
2. Cliff Drive Park	-0-	-0-	-0-	900	1,000	100
3. Ensign View Park	-0-	-0-	-0-	3,000	5,000	2,000
4. Newport Hgts Elem.	-0-	-0-	-0-	36,248	39,683	3,435
<i>TOTAL</i>	<i>773</i>	<i>781</i>	<i>8</i>	<i>40,148</i>	<i>45,683</i>	<i>5,535</i>
Population	1,531	1,546	16			

Cliff Haven Area (Statistical Area H3)

1. *Cliff Haven.* This area includes all residential land bounded by Irvine Avenue, 16th Street, Dover Drive and West Coast Highway. The area is designated predominantly for Single Family Detached development, with some areas shown for Two Family Residential or Multi-Family Residential land use. No subdivision which will result in additional dwelling units is allowed. The area is allocated 555 dwelling units. A minimum of 2,000 sq.ft. of buildable lot area is required for duplex development in Two-Family Residential areas and one unit is allowed for each 2,178 sq.ft. of buildable lot area in the Multi-Family Residential area. [GPA 89-2(F)]
2. *Cliff Haven Park.* This site is located on Kings Road and is designated for Recreational and Environmental Open Space.
3. *St. Andrew's Church.* This site is located at 15th Street and St. Andrew's Road, and is designated for Governmental, Educational and Institutional Facilities. The site is allocated 100,428 sq.ft.

4. *Newport Harbor High School.* This site is located on Irvine Avenue at 15th Street, and is designated for Governmental, Educational and Institutional Facilities. The maximum development allowed is 0.5 FAR.
5. *Dover/Cliff.* This site is located on the northwesterly corner of Dover Drive and Cliff Drive, and is designated for Administrative, Professional and Financial Commercial land use. The site is allowed a maximum floor area ratio of 0.25.
6. *Dover/16th.* The site is located on the corner of 16th Street and Dover Drive, and is designated for Administrative, Professional and Financial Commercial land use. The maximum floor area ratio is 0.5/0.75.

ESTIMATED GROWTH FOR STATISTICAL AREA H3						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Cliff Haven	519	555	36	-0-	-0-	-0-
2. Cliff Haven Park	-0-	-0-	-0-	-0-	-0-	-0-
3. St. Andrew's Church	-0-	-0-	-0-	100,428	100,428	-0-
4. Newport Harbor HS	-0-	-0-	-0-	840,493	879,912	39,419
5. Dover/Cliff	-0-	-0-	-0-	12,000	17,465	5,465
6. Dover/16th	-0-	-0-	-0-	73,648	83,155	9,507
<i>TOTAL</i>	<i>519</i>	<i>555</i>	<i>36</i>	<i>1,026,569</i>	<i>1,080,960</i>	<i>54,391</i>
Population	1,028	1,099	71			

Mariner's Mile Area (Statistical Area H4)

1. *Mariner's Mile.* Mariner's Mile is a Specific Plan Area (see Map 13) located along West Coast Highway from Newport Boulevard to Rocky Point. Land north of Coast Highway is shown for Retail and Service Commercial, and land bayward of Coast Highway is shown for Recreational and Marine Commercial land use. The permitted floor area ratio is 0.5/0.75. No mixed use development is allowed in this area. The provisions of the Specific Area Plan will be reviewed in the areas of height and the provision of public visual open space. The Specific Area Plan review is not intended to result in further reductions to the permitted floor area ratio.
2. *Sea Scout Base/OCC.* The Sea Scout Base and Orange Coast College Rowing Base are on Coast Highway between Mariner's Mile and the Balboa Bay Club. The sites are designated for Governmental, Educational and Institutional Facilities, and are allowed a maximum floor area ratio of 0.5/0.75.

3. *Balboa Bay Club.* The Balboa Bay Club is located on Coast Highway between the OCC rowing base and Bayshores. The site is designated for a mixture of Recreational and Marine Commercial and Multi-Family Residential, and is allowed a floor area ratio of 0.5 with residential development allowed in conjunction with commercial development up to a maximum total floor area ratio of 1.0 and 144 dwelling units.
4. *Bayclub/Dover.* This commercial area is located on the northerly side of West Coast Highway between Rocky Point and Dover Drive. The area is designated for Retail and Service Commercial land use, and is allowed a maximum floor area ratio of 0.5/0.75.
5. *Bayshores.* The area is located on the southerly side of Coast Highway east of the Balboa Bay Club. The predominant land use in the area is Single Family Detached, with the private beaches and marina parking shown for Recreational and Environmental Open Space and the Anchorage apartment project designated for Multi-Family Residential. The area is allocated 299 dwelling units. No subdivision of Single Family Detached lots which will result in additional dwelling units is allowed, and 2,178 sq.ft. of buildable lot area is required for multi-family development.

ESTIMATED GROWTH FOR STATISTICAL AREA H4						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Mariner's Mile	-0-	-0-	-0-	474,946	970,939	495,993
2. Sea Scout Base/OCC	-0-	-0-	-0-	7,400	11,250	3,850
3. Balboa Bay Club	144	144	-0-	155,303	282,051	126,748
4. Bayclub/Dover	-0-	-0-	-0-	93,113	227,928	134,815
5. Bayshores	293	299	6	-0-	-0-	-0-
TOTAL	437	443	6	730,762	1,492,168	761,406
Population	865	877	12			

Westcliff/Santa Ana Heights Area (Statistical Division J)

This area includes all land in the City on the west side of Upper Newport Bay, from West Coast Highway to SR 73. The area includes the unincorporated area of Santa Ana Heights

Dover Shores Area (Statistical Area J1)

1. *Lower Castaways.* The Castaways commercial site is located at West Coast Highway and Dover Drive. The site is designated for Recreational and Marine Commercial,

and is allowed a 71 slip commercial marina and parking facility with 2,000 sq.ft. of related marina support uses such as a marina office, rest rooms, shower room, storage areas, maintenance facilities and other uses of a similar nature. [GPA 92-2(A)]

2. *Castaways.* The Castaways site is located easterly of Dover Drive at the terminus of 16th Street. A church site in the area is designated for Governmental, Educational and Institutional Facilities. The bluff areas are designated for Recreational and Environmental Open Space with the balance of the site designated for Single Family Detached development. The designation of Single Family Detached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with any of the residential product types within the established dwelling unit limit. A maximum of 151 dwelling units are allowed on site.
3. *Westcliff Grove.* This area is located southeasterly of Dover Drive and Westcliff Drive. The area is designated for Single Family Detached development, and is allocated 29 dwelling units. No additional subdivision of this area is allowed.
4. *Dover Shores.* Dover Shores is the residential area on the bluff immediately adjacent to Upper Newport Bay. The area is predominantly designated for Single Family Detached development. Westcliff Park, Galaxy Drive Park, private open space lots and the bluffs are designated for Recreational and Environmental Open Space. The area is allowed a maximum of 381 dwelling units. No subdivision which will result in additional dwelling units is allowed.
5. *North Star Beach.* This area is located at White Cliffs Drive and North Star Lane. It is designated for Recreational and Environmental Open Space land use, with a human powered boating facility allowed. The maximum development allowed is 18,228 sq.ft.

ESTIMATED GROWTH FOR STATISTICAL AREA J1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Lower Castaways	-0-	-0-	-0-	-0-	2,000	2,000
2. Castaways	-0-	151	151	-0-	-0-	-0-
3. Westcliff Grove	29	29	-0-	-0-	-0-	-0-
4. Dover Shores	381	381	-0-	-0-	-0-	-0-
5. North Star Beach	-0-	-0-	-0-	8,154	18,228	10,074
TOTAL	410	561	151	8,154	20,228	12,074
Population	812	1,111	299			

Westcliff Plaza Area (Statistical Area J2)

1. *Oakwood.* The Oakwood Garden Apartments are located at Irvine Avenue and 15th Street. The site is designated for Multi-Family Residential land use and is allocated 1,446 dwelling units.
2. *Westcliff Plaza.* This area includes the Westcliff Plaza Shopping Center, and the commercial/office area on the south side of Westcliff Drive between Irvine Avenue and Dover Drive and the west side of Dover Drive between Westcliff Drive and 16th Street. The Westcliff Plaza Shopping Center and the retail complex on the southeasterly corner of Irvine Avenue and Westcliff Drive are designated for Retail and Service Commercial land use. The balance of the area fronting on Westcliff Drive and Dover Drive is shown for Administrative, Professional and Financial Commercial and Governmental, Educational and Institutional Facilities use. The permitted floor area ratio in the area is 0.5/0.75, except Westcliff Plaza, which is allowed a maximum 0.3 FAR.
3. *Mariner's Square.* This apartment project is located on the corner of Irvine Avenue and Mariners Drive. The site is designated for Multi-Family Residential land use, and is allowed one unit for each 2,178 sq.ft. of buildable lot area.
4. *Rutland Lane.* This area is located along Rutland Lane between Westcliff Drive and Mariners Drive. The area is designated for Multi-Family Residential land use and is allowed one dwelling unit for each 1,500 sq.ft. of buildable lot area.
5. *Buckingham Lane.* This area is bounded by Buckingham Lane, Cornwall Lane, Dover Drive and Westcliff Drive. The site is designated for Single Family Attached development and is allocated 60 dwelling units, which reflects the existing development.
6. *Pembroke Lane.* This area includes the development which fronts on Pembroke Lane, and is further bounded by Mariners Drive, Dover Drive and Cornwall Lane. The designated land use is Single Family Detached, and 115 dwelling units are allocated to the area. No subdivision which will result in additional dwelling units is allowed.
7. *Mariners Park.* Mariners Park is bounded by Irvine Avenue, Dover Drive and Mariners Drive. The site is designated for Recreational and Environmental Open Space, with the City library and Fire Station shown for Governmental, Educational and Institutional Facilities. Maximum development on these sites is 15,000 sq.ft.
8. *Mariners School.* This site is located on Irvine Avenue southerly of Mariners Park. The site is designated for Governmental, Educational and Institutional Facilities, and is allowed a maximum development of 0.1 FAR.

ESTIMATED GROWTH FOR STATISTICAL AREA J2

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Oakwood	1,446	1,446	-0-	-0-	-0-	-0-
2. Westcliff Plaza	-0-	-0-	-0-	368,038	528,000	159,962
3. Mariner's Square	114	130	16	-0-	-0-	-0-
4. Rutland Lane	238	238	-0-	-0-	-0-	-0-
5. Buckingham Lane	60	60	-0-	-0-	-0-	-0-
6. Pembroke Lane	115	115	-0-	-0-	-0-	-0-
7. Mariners Park	-0-	-0-	-0-	11,696	15,000	3,304
8. Mariners School	-0-	-0-	-0-	38,640	42,994	4,354
TOTAL	1,973	1,989	16	418,374	585,994	167,620
Population	3,907	3,938	31			

Westcliff Area (Statistical Area J3)

1. *Westcliff.* This area is bounded by Westcliff Drive, Dover Drive, Mariners Drive and Santiago Drive. The area is designated for Single Family Detached land use, and is allocated a maximum of 461 dwelling units. No subdivision of this area which will result in additional dwelling units is allowed.

ESTIMATED GROWTH FOR STATISTICAL AREA J3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Westcliff	461	461	-0-	-0-	-0-	-0-
TOTAL	461	461	-0-	-0-	-0-	-0-
Population	913	913	-0-			

Harbor Highlands Area (Statistical Area J4)

1. *Harbor Highlands.* This area is bounded by Irvine Avenue, Santiago Drive, Mariners Drive and Dover Drive. It is designated for Single Family Detached development,

and is allocated 615 dwelling units. No subdivision which will result in additional dwelling units is allowed in this area.

ESTIMATED GROWTH FOR STATISTICAL AREA J4							
	Residential (in du's)			Commercial (in sq.ft.)			
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth	
1. Harbor Highlands	615	615	-0-	-0-	-0-	-0-	-0-
TOTAL	615	615	-0-	-0-	-0-	-0-	-0-
Population	1,218	1,218	-0-				

Westbay Area (Statistical Area J5)

1. *Westbay Residential.* This area is bounded by Irvine Avenue, Santa Isabel Avenue and the westerly City boundary. The area is designated for Single Family Detached development, and is allocated 351 dwelling units. Subdivision of large lots in this area can be expected to occur. New lots shall be for Single Family Detached development and shall be a minimum of 10,000 sq.ft. of buildable lot area.
2. *Harbor Christian Church.* The Harbor Christian Church site is bounded by Irvine Avenue Santa Isabel Avenue and Tustin Avenue. The site is designated for Governmental, Educational and Institutional Facilities, and is allowed a floor area ratio of 0.1.
3. *Westbay.* The Westbay site is bounded by Irvine Avenue, University Drive and Upper Newport Bay. The site is designated for Recreational and Environmental Open Space, and may be uses for regional park facilities, passive open space or interpretive facilities related to the Upper Newport Bay Ecological Reserve or the on-site cultural resources. Structures on this site shall not exceed 8,000 sq.ft.
4. *Upper Bay Townhomes.* This site is located on the northeasterly corner of Irvine Avenue and University Drive. The site designated for Single Family Attached development, and is allocated 33 dwelling units, which reflects the existing use.
5. *YMCA.* The YMCA site is located easterly of the Upper Bay Townhomes, and is designated for Governmental, Educational and Institutional Facilities. Development is limited to 60,333 sq.ft., exclusive of parking.

6. *Upper Bay Office.* This site is located easterly of the YMCA. Designated for Administrative, Professional and Financial Commercial land use, the site is allowed a floor area ratio of 0.4.
7. *Anniversary Lane.* This area is on Anniversary Lane at Irvine Avenue. The land use designation is Single Family Detached, and no subdivision which will result in additional dwelling units is allowed. A total of 57 dwelling units are allowed.
8. *Newport Beach Golf Course.* The Newport Beach Golf Course occupies a site which is between Irvine Avenue and Upper Newport Bay along the Delhi Flood Control Channel. The site is designated for Recreational and Environmental Open Space. Golf Course support facilities are allowed, with a maximum floor area of 20,000 sq.ft.
9. *Estate Lots.* The estate lots along Upper Newport Bay easterly of the Delhi Channel area are designated for Single Family Detached development, with an allocation of three dwelling units. No subdivision of these properties resulting in additional dwelling units is allowed.

ESTIMATED GROWTH FOR STATISTICAL AREA J5

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Westbay Residential	319	351	32	-0-	-0-	-0-
2. Harbor Christian Ch.	-0-	-0-	-0-	4,240	8,725	4,485
3. Westbay	-0-	-0-	-0-	-0-	8,000	8,000
4. Upper Bay Townhomes	33	33	-0-	-0-	-0-	-0-
5. YMCA	-0-	-0-	-0-	15,769	60,333	44,564
6. Upper Bay Office	-0-	-0-	-0-	67,951	71,578	3,627
7. Anniversary Lane	57	57	-0-	-0-	-0-	-0-
8. NB Golf Course	-0-	-0-	-0-	11,898	20,000	8,102
9. Estate Lots	3	3	-0-	-0-	-0-	-0-
TOTAL	412	444	32	99,858	168,636	68,778
Population	816	879	63			

Santa Ana Heights Area (Statistical Area J6)

1. *Irvine Avenue.* This area includes the lots within the corporate boundary of the City of Newport Beach southeasterly of Irvine Avenue and Bristol Street. The area is designated for Retail and Service Commercial or Administrative, Professional and Financial Commercial land use. The maximum floor area ratio allowed is 0.5/0.75.

2. *Santa Ana Heights.* The Santa Ana Heights area includes the unincorporated County territory easterly of Irvine Avenue between Bristol Street and Upper Newport Bay. The General Plan policies and land use designations are intended to create land uses compatible with the John Wayne Airport, respond to the demand for commercial uses along the Corona del Mar Freeway, and protect and enhance the character of the well established residential areas. The area is designated for Administrative, Professional and Financial Commercial, Retail and Service Commercial and Single Family Detached land use. Santa Ana Heights is designated as a Specific Plan area in order that unique zoning may be created to accommodate the character of the area. [GPA 89-2(A)]

The residential areas in Santa Ana Heights are in two main components, and are fully subdivided and developed. The large lots located adjacent to the Regional Equestrian Trail have traditionally been the residential area where the keeping of large animals has been permitted, thereby providing this unique opportunity to those residents that enjoy a rural/equestrian lifestyle. The larger lot subdivision is generally subdivided at 19,800 sq.ft. per lot. Those lots smaller than 19,800 sq.ft. and subdivided prior to annexation may remain, and those larger shall not be subdivided smaller than 19,800 sq.ft. The large "estate" lots south of Mesa Drive shall not be further subdivided.

The other residential area has been subdivided at approximately five (5) lots per acre. Lots which are undersized as of annexation shall be allowed to remain. Further subdivisions in this area which result in additional dwelling units shall not be permitted.

All of the residentially designated lots may be developed with no more than one dwelling unit per lot. Commercial horse stables are allowed in the large lot area subject to the provisions of the Specific Plan.

Areas designated for Administrative, Professional and Financial Commercial or Retail and Service Commercial are limited to a maximum floor area ratio of 0.5. Hotels, motels and convalescent hospitals are not permitted in areas designated for Administrative, Professional and Financial Commercial.

3. *Bayview.* This Planned Community is located on the southwesterly corner of Bristol Street and Jamboree Road. The area is designated for Administrative, Professional and Financial Commercial, Single Family Detached, and Single Family Attached land use. Maximum permitted development by site within the Planned Community is as follows:

Single Family Attached:	88 dwelling units
Single Family Detached:	145 dwelling units
Professional, Adm. Office:	660,000 sq.ft. office; 27,000 sq.ft. retail
Hotel:	300 rooms
Restaurant/Office Site:	8,000 sq.ft. restaurant or 7,000 sq.ft. office
Buffer:	16 acres

Commercial development limits do not include above grade parking structures.

ESTIMATED GROWTH FOR STATISTICAL AREA J6

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Irvine Avenue	6	-0-	(6)	136,084	202,276	66,192
2. Santa Ana Heights	442	309	(133)	351,816	1,170,205	818,389
3. Bayview	233	233	-0-	599,660	987,500	387,840
TOTAL	681	542	(139)	1,087,560	2,359,981	1,272,421
Population	1,348	1,073	(275)			

EASTBAY AREA (STATISTICAL DIVISION K)

This area includes all land between Upper Newport Bay and Jamboree Road north of Coast Highway.

Newport Dunes Area (Statistical Area K1)

1. *Bayside Village Commercial.* This area is located adjacent to Upper Bay bridge on Coast Highway at Bayside Drive. The site is designated for Recreational and Marine Commercial land use, and is allowed a maximum floor area ratio of 0.5/0.75.
2. *Bayside Village Residential.* This site is located between Upper Newport Bay and the Newport Dunes. The site is designated for Multi-Family Residential, and is allowed one dwelling for each 2,904 sq.ft. of buildable lot area. The existing mobile home park is also allowed under this designation. The sand spit enclosing the waterway adjacent to the existing residential development is designated for Recreational and Environmental Open Space. This site is considered an environmentally sensitive habitat area, and no development is permitted.
3. *Newport Dunes.* This site is a County Aquatic Park Facility in Upper Newport Bay, northwesterly of Jamboree Road and Coast Highway. It is designated for Recreational and Environmental Open Space, and development is permitted pursuant to the Newport Dunes Settlement Agreement, as follows:

Hotel: (487,500 sq.ft. max.)	275 rooms	Restaurant: Marine Retail/Coffee Shop:	27,500 sq.ft. 7,500 sq.ft.
Dry Boat Storage:	400 spaces	Marina Office:	5,000 sq.ft..
Administration:	6,000 sq.ft.	R.V. Support:	8,000 sq.ft.
Boat Slips:	200 slips	R.V. Park:	444 spaces
Boat Ramp:	7 lanes	Day Use Parking:	645 spaces

Commercial development limits do not include above grade parking structures.

4. *Bayview Landing.* This site is located adjacent to the Newport Dunes site, on the northwesterly corner of Jamboree Road and East Coast Highway. The higher level of the site which is on the corner of Coast Highway and Jamboree Road is designated for Recreational and Environmental Open Space. It is proposed that this site be dedicated to the City when the balance of the site is approved for development, and used for a view park, with a trail staging area for bicyclists and pedestrians, restrooms, picnic areas, drinking fountains and bicycle racks.

The lower level of the site which is on the corner of Jamboree Road and Back Bay Drive is designated for Retail and Service Commercial land use, and is allocated 10,000 sq. ft. for restaurant use, or 40,000 sq.ft. for athletic club use, excluding parking. Use of the site for affordable senior citizen housing facilities is also permitted as an optional land use (instead of restaurant or athletic club). If the site is used for senior citizen housing, 30,000 sq.ft. of general retail use may be transferred to Newport Center - Fashion Island. [GPA 92-2(C)]

5. *Shellmaker Island.* This site is the southernmost of the three Upper Bay islands. It is designated for Recreational and Environmental Open Space. The southern tip of the island currently supports a dredging operation and the UCI Rowing Base. These uses are allowed to continue, but may not be intensified.
6. *Upper Newport Bay Ecological Reserve.* This site includes all of Upper Newport Bay, including both tidelands and uplands owned by the California Department of Fish and Game. Upland areas of the reserve are designated for Recreational and Environmental Open Space. Uses consistent with the Upper Bay Management Plan are permitted.
7. *Newporter Resort.* This site is located on the northwesterly corner of Jamboree Road and Back Bay Drive. It is designated for Retail and Service Commercial land use. Hotel and support facilities are allowed on this site, with a maximum of 479 hotel rooms.
8. *Newporter Knoll.* This site is located between the Newporter Resort and John Wayne Gulch. It is designated for Recreational and Environmental Open Space for passive open space use. .
9. *John Wayne Tennis Club.* This site is located on Jamboree Road at John Wayne Gulch. The site is designated for Recreational and Environmental Open Space land use. Tennis club and support facilities are allowed on this site. The maximum allowed development is 0.1 FAR.
10. *Newporter North.* This site is bounded by the Upper Newport Bay, San Joaquin Hills Road, Jamboree Road and John Wayne Gulch. Bluff areas and environmentally sensitive resource areas are designated for Recreational and Environmental Open Space. Precise mapping of sensitive areas is required prior to approval of development on the remainder of the site. No development of these areas are permitted.

The northern portion of the site near San Joaquin Hills Road is designated for Single Family Attached land use, with a maximum of 212 dwelling units allowed. This designation of Single Family Attached shown on the Land Use Plan (Map) represents an anticipated development type, and is not intended to limit development to only that type. This area may be developed with any of the residential product types within the established dwelling unit limit.

11. *Park Newport*. This site is bounded by Upper Newport Bay, the Mouth of Big Canyon, Jamboree Road and San Joaquin Hills Road. The site is designated Multi-Family Residential, and is allocated 1,306 dwelling units, which reflects the existing development.

ESTIMATED GROWTH FOR STATISTICAL AREA K1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Bayside Village (C)	-0-	-0-	-0-	-0-	121,250	121,250
2. Bayside Village	291	397	106	-0-	-0-	-0-
3. Newport Dunes	-0-	-0-	-0-	25,466	567,500	542,034
4. Bayview Landing	-0-	-0-	-0-	-0-	40,000	40,000
5. Shellmaker Island	-0-	-0-	-0-	13,919	13,919	-0-
6. UNBER	-0-	-0-	-0-	-0-	-0-	-0-
7. Newporter Resort	-0-	-0-	-0-	411,000	479,000	68,000
8. Newporter Knoll	-0-	-0-	-0-	-0-	-0-	-0-
9. JW Tennis Club	-0-	-0-	-0-	8,152	19,994	11,842
10. Newporter North	-0-	212	212	-0-	-0-	-0-
11. Park Newport	1,306	1,306	-0-	-0-	-0-	-0-
TOTAL	1,597	1,915	318	458,537	1,241,663	783,126
Population	3,162	3,792	630			

The Bluffs Area (Statistical Area K2)

1. *Mouth of Big Canyon*. This area is northerly of Park Newport between Upper Newport Bay and Jamboree Road. The site is designated for Recreational and Environmental Open Space, for passive recreation and wildlife habitat restoration.
2. *Domingo Drive*. This area includes all MFR parcels in Tract 5425. The area is designated for Multi-Family Residential land use. The area is fully developed and is allocated 225 dwelling units, which reflects the existing land use. [GPA 90-1(A)]

3. *Eastbluff GEIF*. The educational and institutional sites along Eastbluff Drive, Mar Vista Drive, and Domingo Drive are designated for Governmental, Educational and Institutional land use. The uses include several churches, schools, and the Corona del Mar High School site. The maximum permitted floor area ratio is 0.17. [GPA 89-3(E)]
4. *The Bluffs*. This area is between Upper Newport Bay and Eastbluff Drive, and is designated for Single Family Attached land use. The area is fully developed and is allocated 1,374 dwelling units, which reflects the existing land use.
5. *Eastbluff Center*. This site is located on Eastbluff Drive at Vista del Sol. The land use designation of Retail and Service Commercial allows continuation of the existing neighborhood commercial shopping center. The maximum floor area ratio is 0.30.
6. *Eastbluff Park*. This park site is owned by the City of Newport Beach, and is located along Vista del Oro at Vista del Sol. The land use designation of Recreational and Environmental Open Space is intended to allow continuation of the active community park use. Adjacent to this site is the Boys Club site, which is also designated for Recreational and Environmental Open Space, with a maximum permitted development of 15,000 sq.ft.
7. *Eastbluff Elementary*. This site is located adjacent to Eastbluff Park, and is no longer used for school facilities, but is used for civic, cultural and community facilities. It is designated for Governmental, Educational and Institutional Facilities to allow a continuation of a broad spectrum of community support uses. The maximum allowed floor area ratio is 0.1.
8. *Newport Beach Tennis Club*. This site is located northerly of the Eastbluff Shopping Center. The site is designated for Recreational and Environmental Open Space, to allow continuation of this active recreational use. The maximum permitted development is 15,000 sq.ft.
9. *Eastbluff Remnant*. This site is located between Eastbluff Park and Upper Newport Bay. The site is designated for Recreational and Environmental Open Space for passive open space use.

ESTIMATED GROWTH FOR STATISTICAL AREA K2

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Mouth of Big Canyon	-0-	-0-	-0-	-0-	-0-	-0-
2. Domingo Drive	216	216	-0-	-0-	-0-	-0-
3. Eastbluff GEIF	-0-	-0-	-0-	267,575	327,451	59,876
4. The Bluffs	1,374	1,374	-0-	-0-	-0-	-0-
5. Eastbluff Center	-0-	-0-	-0-	61,596	90,873	29,277
6. Eastbluff Park	-0-	-0-	-0-	12,340	15,000	2,660
7. Eastbluff School	-0-	-0-	-0-	45,534	50,181	4,647
8. NB Tennis Club	-0-	-0-	-0-	7,622	15,000	7,378
9. Eastbluff Remnant	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	1,590	1,590	-0-	394,667	498,505	103,838
Population	3,148	3,148	-0-			

Eastbluff Area (Statistical Area K3)

1. *Eastbluff.* This area is located between Eastbluff Drive and Jamboree Road, and is designated predominantly for Single Family Detached land use. The area is fully developed and is allocated 460 dwelling units. No subdivision which will result in additional dwelling units is allowed. The community recreation area on Alta Vista at Basswood Street is designated for Recreational and Environmental Open Space.

ESTIMATED GROWTH FOR STATISTICAL AREA K3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Eastbluff	460	460	-0-	-0-	-0-	-0-
TOTAL	460	460	-0-	-0-	-0-	-0-
Population	911	911	-0-			

JAMBOREE ROAD/MAC ARTHUR BOULEVARD AREA (STATISTICAL DIVISION L)

This area is comprised of the major commercial and residential planned communities, including Newport Center, Big Canyon, Aeronutronic Ford/Belcourt, North Ford, San Diego Creek North, Jamboree/MacArthur, Koll Center Newport and Newport Place, as well as the Campus Drive Industrial Tract.

Newport Center (Statistical Area L1)

The Newport Center area is bounded by East Coast Highway, Jamboree Road, San Joaquin Hills Road and MacArthur Boulevard. (see Map 8) Development is allocated to Newport Center on a block-by-block basis, as set forth in the following discussion. All landscaped entry areas of Newport Center are designated for Recreational and Environmental Open Space. Transfers of development rights in Newport Center are permitted, subject to the approval of the City with the finding that the transfer is consistent with the intent of the General Plan and that the transfer will not result in any adverse traffic impacts. It is proposed that Newport Center be rezoned to the Planned Community District, with a comprehensive Planned Community Text developed and adopted. All development limits are exclusive of parking.

1. *Block O - Corporate Plaza.* This site is bounded by Newport Center Drive, Farallon Drive, Avocado Avenue and Coast Highway. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 432,320 sq.ft. of office development. 85,000 sq.ft. of this total was transferred from Newport Village as part of the Library Exchange Agreement (Amendment No. 728). Support retail commercial uses are also allowed within this development allocation.
2. *Block 100 - Gateway Plaza.* This area is bounded by Newport Center Drive, Anacapa Drive and Farallon Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 196,545 sq.ft. of office development. Support retail commercial uses are also allowed within this development allocation.
3. *Block 200 - Design Plaza.* This area is bounded by Newport Center Drive, Block 300, Avocado Avenue, Farallon Drive and Anacapa Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 178,777 sq.ft. of office development. Support retail commercial uses are also allowed within this development allocation.
4. *Block 300 - Theater Plaza.* This area is bounded by Newport Center Drive, San Miguel Drive, Avocado Avenue and Block 200. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 104,158 sq.ft. of office development and 2,050 theater seats. Support retail commercial uses are also allowed within this development allocation.

5. *Block 400 - Medical Plaza.* This area is bounded by Newport Center Drive, San Nicolas Drive, Avocado Avenue and San Miguel Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 88,173 sq.ft. of office development, and 351,945 sq.ft. of medical office development. Support retail commercial uses are also allowed within this development allocation.
6. *Block 500 - Company Plaza.* This area is bounded Newport Center Drive, Santa Rosa Drive, San Joaquin Hills Road, Avocado Avenue and San Nicolas Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 377,170 sq.ft. of office development. Support retail commercial uses are also allowed within this development allocation.
7. *Block 600 - Financial Plaza.* This area is bounded by Newport Center Drive, Santa Cruz Drive, San Joaquin Hills Road and Santa Rosa Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 955,329 sq.ft. of office development and 325 hotel rooms. Support retail commercial uses are also allowed within the office portion of this development allocation.
8. *Block 700 - Insurance Plaza.* This site is bounded by Newport Center Drive, Santa Maria Road, San Clemente Drive and Santa Cruz Drive. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 327,671 sq.ft. of office development. Support retail commercial uses are also allowed within this development allocation.
9. *Block 800 - Pacific Plaza.* This area is bounded by Newport Center Drive, Santa Barbara Drive, San Clemente Drive and Santa Maria Road. The site is designated for Administrative, Professional and Financial Commercial and Multi-Family Residential land uses. The office portion of the block is allocated 240,888 sq.ft. of office development and 13,096 sq.ft. of restaurant use. Support retail commercial uses are also allowed within this development allocation. The residential portion of this block is allocated 245 dwelling units.
10. *Block 900 - Hotel Plaza.* This area is bounded by Newport Center Drive, the Balboa Bay Tennis Club, the Newport Beach Country Club, Jamboree Road and Santa Barbara Drive. The site is designated for Administrative, Professional and Financial Commercial and Multi-Family Residential land uses. The allowed development is 611 hotel rooms with ancillary hotel support facilities and 11,630 sq.ft. of office development. The residential site is allocated 67 dwelling units.
11. *Civic Plaza.* This area is bounded by Jamboree Road, San Joaquin Hills Road, Santa Cruz Drive, San Clemente Drive, and Santa Barbara Drive. The site is designated for Administrative, Professional and Financial Commercial; Retail and Service Commercial and Governmental, Educational and Institutional Facilities. Entitlement in this block is as follows:

DOWNSHOOT NEWPORT BEACH AREA (STATISTICAL DIVISION N)

This area includes the large unincorporated area east of the City. The area is designated for a mixture of residential and visitor and neighborhood commercial land uses, which are described in detail in the "Downcoast Newport Beach - Land Use Plan". This document, which has been adopted by the City and parallels the Local Coastal Program approval of the County of Orange, is hereby incorporated by reference and is bound separately as Appendix B of the Land Use Element.

ESTIMATED GROWTH FOR STATISTICAL DIVISION N

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
NB Downcoast	-0-	2,600	2,600	-0-	2,975,000	2,975,000
TOTAL	-0-	2,600	2,600	-0-	2,975,000	2,975,000
Population	-0-	5,148	5,148			

Miscellaneous Residential Projections

As previously described in this Land Use Element, State law supercedes local land use regulation in the ability to construct "second dwelling units" and "granny" units, as well as mandating density bonuses above stated denisity or dwelling unit limits for the provision of affordable housing. Based on requests for development in these categories in recent years, the following residential growth can be anticipated within the timeframe of this plan.

ESTIMATED ADDITIONAL RESIDENTIAL GROWTH

	Residential (in du's)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth
Additional Residential	-0-	200	200
TOTAL	-0-	200	200
Population	-0-	396	396

Citywide Growth Projections

The programs and policies for the Land Use Element will result in additional development with associated population increases within the City, as well as in the unincorporated areas within the City's planning area. This growth is summarized below.

ESTIMATED GROWTH FOR THE NEWPORT BEACH PLANNING AREA						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
DIVISION A	2,597	5,610	3,013	2,118,930	4,211,410	2,092,480
DIVISION B	3,897	4,970	1,073	1,247,381	1,705,236	457,855
DIVISION C	901	1,168	267	-0-	-0-	-0-
DIVISION D	2,891	3,490	599	323,393	420,355	96,962
DIVISION E	2,228	2,801	573	118,828	147,086	28,258
DIVISION F	4,454	5,224	770	700,332	983,047	282,715
DIVISION G	1,008	1,025	17	150,258	262,583	112,325
DIVISION H	2,115	2,214	99	1,982,300	2,944,221	961,921
DIVISION J	4,552	4,612	60	1,613,946	3,134,839	1,520,893
DIVISION K	3,647	3,965	318	853,204	1,740,168	886,964
DIVISION L	2,162	3,032	870	14,116,044	16,073,446	1,957,402
DIVISION M	4,199	4,329	130	608,721	777,035	168,314
DIVISION N	-0-	2,600	2,600	-0-	2,975,000	2,975,000
MISC.RES.	-0-	200	200	-0-	-0-	-0-
CITY	34,651	45,240	10,589	23,833,337	35,374,426	11,541,089
SPHERE-OF-INFLUENCE	442	5,376	4,934	351,816	4,267,831	3,916,015
<i>PLANNING AREA</i>						
TOTAL	35,093	50,616	15,523	24,185,153	39,642,257	15,457,104

Office:	337,261 sq.ft.	Police Station:	48,000 sq.ft.
Museum:	31,208 sq.ft.	Auto Dealer:	2.14 acres/25,000 sq.ft.
Fire Station:	13,481 sq.ft.	Retail:	1,760 sq.ft.

The City library site was previously shown for Government, Educational and Institutional Facilities, with an alternate use of Administrative, Professional and Financial Commercial. As part of the Newport Center Library Exchange Agreement between the City and The Irvine Company, GPA 91-1(C) and Amendment No. 729 were approved deleting the library designation from Civic Plaza and increasing the Administrative, Professional and Financial Commercial entitlement by 57,150 sq.ft., 35,000 sq.ft. of which was transferred from Newport Village and 22,150 sq.ft. of which was new entitlement. Subsequently, an additional 30,000 sq.ft. of office entitlement was transferred to Civic Plaza from Corporate Plaza West (Amendment No. 755). The existing 14,000 sq.ft. library will be permitted to remain in Civic Plaza until such time as the new library is completed in Newport Village. The existing art museum occupies 21,208 sq.ft., with an allocation for 10,000 additional sq.ft.

12. *Corporate Plaza West.* This site is bounded by Newport Center Drive, East Coast Highway, the Newport Beach Country Club and the Balboa Bay Tennis Club. The site is designated for Administrative, Professional, and Financial Commercial land use. The site is allocated 115,000 sq.ft.
13. *Balboa Bay Tennis Club.* This site is bounded by Corporate Plaza West, the Newport Beach Tennis Club and the Granville Apartments. The site is designated for Recreational and Environmental Open Space and is allocated 24 tennis courts.
14. *Newport Beach Country Club.* This site is designated for Recreational and Environmental Open Space to allow the continuation of the 131.52 acre facility.
15. *Amling's Nursery.* This site is located on East Coast Highway and is designated for Retail and Service Commercial land use. The maximum allowed development is 5,000 sq.ft. for retail commercial land use only.
16. *Villa Point.* This site is bounded by East Coast Highway, Jamboree Road, Sea Island and the Newport Beach Country Club. The site is designated for Multi-Family Residential land use and is allocated 228 dwelling units. 20% of the units shall be affordable, with the affordability standards and term determined at the time of project approval.
17. *Sea Island.* This area is located on Jamboree Road across from the Newporter Resort. The site is designated for Single Family Attached development and is allocated 132 dwelling units, which reflects the existing land use.
18. *Fashion Island.* This site is located within the circle formed by Newport Center Drive. The site is designated for Retail and Service Commercial land use and is allocated 1,310,750 sq.ft. for regional retail and 1,700 theater seats. No office development is allowed in Fashion Island.

19. *Newport Village*. This area is bounded by San Joaquin Hills Road, MacArthur Boulevard, East Coast Highway and Avocado Avenue.
- A. Ten acres at Coast Highway and MacArthur Boulevard is designated for Governmental, Educational and Institutional Facilities for museum use with a maximum allowed development of 100,000 sq.ft.
 - B. Four acres of the Newport Village area is shown for Recreational and Environmental Open Space for neighborhood park use. The precise location of the park site has not been established, but will be determined when plans are submitted for off-site development that was transferred as part of the Library Exchange Agreement.

The property owner shall provide the City with an irrevocable offer of dedication of four acres of the site in consideration for the conversion of previous residential entitlement to office use. The offer to dedicate the four-acre parcel may be modified to require dedication of another site within the City subject to the consent of the property owner and the City. The irrevocable offer to dedicate the four-acre parcel shall be provided within sixty (60) days after a written request from the City to the property owner. The irrevocable offer shall not obligate the property owner to dedicate the property prior to issuance of permits for the office development that was transferred off-site, or the execution of a development agreement which vests the property owner's rights to construct the allowable development.
 - C. Approximately 2.5 acres at the corner of San Joaquin Hills Road and MacArthur Boulevard is designated for Governmental, Educational and Institutional Facilities, for use as the Orange County Transit District transfer facility. Storage of buses overnight and routine maintenance of vehicles is not allowed on this site.
 - D. A four-acre portion of the Newport Village site was previously shown for Administrative, Professional and Financial Commercial Uses with an alternate of Government, Educational, Institutional Facilities to allow for the possible relocation of the City library from Civic Plaza. As part of the Library Exchange Agreement, GPA 91-1(C) and Amendment No. 746 were approved designating this four-acre site for a 65,000 sq.ft. library, and deleting all previous entitlements.
 - E. The balance of the site, which was previously designated for Administrative, Professional and Financial Commercial land use, was redesignated for Recreational and Environmental Open space as part of the Library Exchange Agreement and Amendment No. 746. All development entitlements for this property were transferred to other areas of Newport Center as part of that agreement.

ESTIMATED GROWTH FOR STATISTICAL AREA L1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Block O	-0-	-0-	-0-	246,146	432,320	186,174
2. Block 100	-0-	-0-	-0-	196,545	196,545	-0-
3. Block 200	-0-	-0-	-0-	178,777	178,777	-0-
4. Block 300	-0-	-0-	-0-	130,408	134,908	4,500
5. Block 400	-0-	-0-	-0-	440,118	440,118	-0-
6. Block 500	-0-	-0-	-0-	377,170	377,170	-0-
7. Block 600	-0-	-0-	-0-	1,280,329	1,280,329	-0-
8. Block 700	-0-	-0-	-0-	327,671	327,671	-0-
9. Block 800	-0-	245	245	253,984	253,984	-0-
10. Block 900	67	67	-0-	611,630	622,630	11,000
11. Civic Plaza	-0-	-0-	-0-	365,160	456,710	91,550
12. Corporate Plaza West	-0-	-0-	-0-	15,000	115,000	100,000
13. Tennis Club	-0-	-0-	-0-	-0-	-0-	-0-
14. NB Country Club	-0-	-0-	-0-	-0-	-0-	-0-
15. Amling's	-0-	-0-	-0-	3,960	5,000	1,040
16. Villa Point	-0-	228	228	-0-	-0-	-0-
17. Sea Island	132	132	-0-	-0-	-0-	-0-
18. Fashion Island	-0-	-0-	-0-	1,305,918	1,349,800	43,882
19. Newport Village	-0-	-0-	-0-	650	165,000	164,350
TOTAL	199	672	473	5,733,466	6,335,962	602,496
Population	394	1,331	937			

Big Canyon (Statistical Area L2)

Big Canyon is bounded by San Joaquin Hills Road, Jamboree Road, Ford Road and MacArthur Boulevard. The area is identified as the Big Canyon Planned Community. The areas are numbered as on Planned Community Text map. (see Map 4)

1. *Big Canyon Area 1.* This area is designated for Single Family Attached development and is allocated 83 dwelling units, which reflects the existing land use.
2. *Big Canyon Area 2.* This area is designated for Single Family Attached development and is allocated 17 dwelling units, which reflects the existing land use.
3. *Big Canyon Area 3.* This area is designated for Single Family Attached development and is allocated 12 dwelling units, which reflects the existing land use.

4. *Big Canyon Area 4.* This area is designated for Single Family Attached development and is allocated 66 dwelling units, which reflects the existing land use.
5. *Big Canyon Area 5.* This area is designated for Single Family Attached development and is allocated 61 dwelling units, which reflects the existing land use.
6. *Big Canyon Area 6.* This area is designated for Single Family Attached development and is allocated 61 dwelling units, which reflects the existing land use.
7. *Big Canyon Area 7.* This area is designated for Single Family Attached development and is allocated 26 dwelling units, which reflects the existing land use.
8. *Big Canyon Area 8.* This area is designated for Single Family Detached development and is allocated 34 dwelling units. No subdivision of this area which will result in additional dwelling units is allowed.
9. *Big Canyon Area 9.* This area is designated for Single Family Detached development and is allocated 67 dwelling units. No subdivision of this area which will result in additional dwelling units is allowed.
10. *Big Canyon Area 10.* This area is designated for Single Family Detached development and is allocated 21 dwelling units. No subdivision of this area which will result in additional dwelling units is allowed.
11. *Big Canyon Area 11.* This area is designated for Single Family Attached development and is allocated 25 dwelling units, which reflects the existing development.
12. *Big Canyon Area 12.* This area is designated for Single Family Detached development and is allocated 117 dwelling units. No subdivision of this area which will result in additional dwelling units is allowed.
13. *Big Canyon Area 13.* This area is designated for Single Family Attached development and is allocated 43 dwelling units, which reflects the existing development.
14. *Big Canyon Area 14.* This area is designated for Multi-Family Residential development and is allocated 74 dwelling units. One dwelling unit is allowed for each 5,533 sq.ft. of buildable lot area.
15. *Big Canyon Area 15.* This site is located on the northeasterly corner of Jamboree Road and San Joaquin Hills Road. The site is designated for Retail and Service Commercial land use and is allocated 2,300 sq.ft. [GPA 91-3(C)]
16. *Big Canyon Area 16.* This area is designated for Multi-Family Residential development and is allocated 80 dwelling units. One dwelling unit is allowed for each 9,169 sq.ft. of buildable lot area.

17. *Big Canyon Country Club.* This golf course with related facilities is located within the Big Canyon Planned Community and is designated for Recreational and Environmental Open Space to allow the continuation of this 191.13 acre facility. Maximum development permitted is 65,000 sq.ft.

ESTIMATED GROWTH FOR STATISTICAL AREA L2						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Area 1	83	83	-0-	-0-	-0-	-0-
2. Area 2	17	17	-0-	-0-	-0-	-0-
3. Area 3	12	12	-0-	-0-	-0-	-0-
4. Area 4	66	66	-0-	-0-	-0-	-0-
5. Area 5	61	61	-0-	-0-	-0-	-0-
6. Area 6	61	61	-0-	-0-	-0-	-0-
7. Area 7	26	26	-0-	-0-	-0-	-0-
8. Area 8	34	34	-0-	-0-	-0-	-0-
9. Area 9	66	67	1	-0-	-0-	-0-
10. Area 10	5	21	16	-0-	-0-	-0-
11. Area 11	25	25	-0-	-0-	-0-	-0-
12. Area 12	117	117	-0-	-0-	-0-	-0-
13. Area 13	43	43	-0-	-0-	-0-	-0-
14. Area 14	74	74	-0-	-0-	-0-	-0-
15. Area 15	-0-	-0-	-0-	1,834	2,300	466
16. Area 16	-0-	80	80	-0-	-0-	-0-
17. BC Country Club	1	1	-0-	51,058	65,000	13,942
<i>TOTAL</i>	<i>691</i>	<i>788</i>	<i>97</i>	<i>52,892</i>	<i>67,300</i>	<i>14,408</i>
Population	1,368	1,560	192			

North Ford Area (Statistical Area L3)

1. *Aeronutronic Ford.* This area is bounded by Ford Road, Jamboree Road, Bison Avenue and MacArthur Boulevard. The area is identified as the Aeronutronic Ford Planned Community. Areas described are numbered as on the Planned Community Text map. (see Map 5)
- 1-1. *AF Area 1.* This area is designated for Single Family Attached development and is allocated 50 dwelling units, which reflects the existing development.

- 1-2. *AF Area 2.* This area is designated for Single Family Detached development and is allocated 53 dwelling units, which reflects the existing development.
- 1-4. *AF Area 4.* This area is designated for General Industry and is allocated 1,331,000 sq.ft. of development, exclusive of parking.
- 1-5. *AF Area 5.* This area is designated for Single Family Detached development and is allocated 39 dwelling units. No subdivision resulting in additional units in this area is allowed.
- 1-6. *AF Area 6.* This area is designated for Single Family Attached development and is allocated 54 dwelling units, which reflects the existing development.
- 1-7. *AF Area 7.* This area is designated for Single Family Attached development and is allocated 59 dwelling units, which reflects the existing development.
- 1-8. *AF Area 8.* This area is designated for Single Family Attached development and is allocated 168 dwelling units, which reflects the existing development.
- 2. *North Ford.* This area is bounded by Bison Avenue, Jamboree Road, San Diego Creek and the City boundary. The area is identified as the North Ford Planned Community. Areas described are numbered as on the Planned Community Text map.(see Map 6) All development limits exclude parking.
 - 2-1. *NF Area 1.* This area is designated for Governmental, Education and Institutional Facilities with an allocation of 58,417 sq.ft. and for General Industry with an allocation of 89,624 sq.ft. [GPA 88-2(B)]
 - 2-2. *NF Area 2.* This area is designated Governmental, Educational and Institutional Facilities, General Industry and Retail and Service Commercial, or Administrative, Professional and Financial Commercial as an alternative land use. [GPA 90-1(G)]. The development allocation is as follows:

Synagogue site:	31,150 sq.ft	Utility Station:	1,000 sq.ft.
TIC Corp. Yard:	33,940 sq.ft.	Retail/Office:	20,000 sq.ft.
Postal Facility:	55,200 sq.ft.		
 - 2-3. *NF Area 3.* This site is designated for Retail and Service Commercial land use and is allocated 50,000 sq.ft. of retail commercial development.
 - 2-4. *NF Area 4.* This area is designated for Multi-Family Residential land use and is allocated 300 dwelling units. 20% of the units shall be affordable, with the affordability standards and term determined at the time of project approval.
 - 2-5. *NF Area 5.* This area is designated for residential development in three types. The Single Family Detached area is allocated 159 dwelling units and no subdivision which

will result in additional dwelling units is allowed. The Single Family Attached area is allocated 120 dwelling units which reflects the existing development. The Multi-Family Residential area is allocated 570 dwelling units and one unit is allowed for each 2,778 sq.ft. of buildable lot area.

- 2-6. *NF Area 6*. This site is designated for Recreational and Environmental Open Space for community park uses. This park site is intended to provide major facilities for the City's community recreation programs.
3. *San Diego Creek North*. This site is located on Jamboree Road easterly of the Bayview Planned Community. The site is designated for Administrative Professional and Financial Commercial land use and is allocated 112,000 sq.ft. A Fire Station reservation of 2.5 acres is also designated on the site.
4. *Jamboree/MacArthur*. This site is located southerly of the intersection of Jamboree Road and MacArthur Boulevard. It is designated for Administrative, Professional and Financial use, with a floor area ratio of 0.25.

ESTIMATED GROWTH FOR STATISTICAL AREA L3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1-1. AF Area 1	50	50	-0-	-0-	-0-	-0-
1-2. AF Area 2	53	53	-0-	-0-	-0-	-0-
1-4. AF Area 4	-0-	-0-	-0-	1,227,488	1,331,000	103,512
1-5. AF Area 5	39	39	-0-	-0-	-0-	-0-
1-6. AF Area 6	54	54	-0-	-0-	-0-	-0-
1-7. AF Area 7	59	59	-0-	-0-	-0-	-0-
1-8. AF Area 8	168	168	-0-	-0-	-0-	-0-
2-1. NF Area 1	-0-	-0-	-0-	74,692	148,041	73,349
2-2. NF Area 2	-0-	-0-	-0-	100,930	154,840	53,910
2-3. NF Area 3	-0-	-0-	-0-	-0-	50,000	50,000
2-4. NF Area 4	-0-	300	300	-0-	-0-	-0-
2-5. NF Area 5	849	849	-0-	-0-	-0-	-0-
2-6. NF Area 6	-0-	-0-	-0-	-0-	-0-	-0-
3. San Diego Creek North	-0-	-0-	-0-	-0-	112,000	112,000
4.Jamboree/MacArthur	-0-	-0-	-0-	-0-	50,000	50,000
TOTAL	1,272	1,572	300	1,403,110	1,845,881	442,771
Population	2,519	3,113	594			

Airport Area (Statistical Area L4)

1. *Koll Center Newport.* Koll Center Newport is bounded by Campus Drive, Jamboree Road and MacArthur Boulevard. The area is identified as the Koll Center Newport Planned Community. Areas described are the same as those defined in the Planned Community Text. (see Map 7) All development limits exclude parking.
 - 1-1. *KCN Office Site A.* This site is designated for Administrative, Professional and Financial Commercial land use and is allowed 403,346 sq.ft. plus 471 hotel rooms.
 - 1-2. *KCN Office Site B.* This site is designated for Administrative, Professional and Financial Commercial land use and is allowed 1,060,898 sq.ft. Support retail commercial uses are allowed within this allocation.
 - 1-3. *KCN Office Site C.* This site is designated for Administrative, Professional and Financial Commercial land use and is allocated 734,641 sq.ft. Support retail commercial uses are allowed within this allocation.
 - 1-4. *KCN Office Site D.* This site is designated for Administrative, Professional and Financial Commercial land use and is allocated 250,149 sq.ft. Support retail commercial uses are allowed within this allocation.
 - 1-5. *KCN Office Site E.* This site is designated for Administrative, Professional and Financial Commercial land use and is allocated 32,500 sq.ft. Support retail commercial uses are allowed within this allocation.
 - 1-6. *KCN Office Site F.* This site is designated for Retail and Service Commercial land use and is allocated 34,500 sq.ft. This site may also accommodate separate office uses.
 - 1-7. *KCN Office Site G.* This site is designated for Administrative, Professional and Financial Commercial land use and is allocated 81,372 sq.ft. Support retail commercial uses are allowed within this allocation.
 - 1-8. *KCN Industrial Site 1.* This site is designated for General Industry and is allocated 442,775 sq.ft. [GPA 89-1(F)]
 - 1-9. *KCN Retail and Service Site 1.* This site is designated for Retail and Service Commercial and is allocated 102,110 sq.ft.
 - 1-10. *Court House.* This site is designated for Governmental, Educational and Institutional Facilities and is allocated 90,000 sq.ft.
2. *Newport Place.* Newport Place is bounded by Birch Street, MacArthur Boulevard, Jamboree Road and Bristol Street North. The area is identified as the Newport Place Planned Community. The areas described are not the same as those defined on the Planned Community Text map, but are a compilation of the area on a block-by-block

basis, with more precise site allocations made in the Planned Community Text. All development limits exclude parking.

- 2-1. *NP Block A.* Block A is bounded by Corinthian Way, MacArthur Boulevard and Birch Street. Parcel 1, containing 6.3 acres is designated for Retail and Service Commercial land use, with a 349 room hotel permitted. Parcel 2, with 2.4 acres, is designated for Retail and Service Commercial land uses other than hotel, with a maximum gross building floor area of 31,362 square feet. [GPA 90-3(A)]
- 2-2. *NP Block B.* Block B is bounded by Birch Street, Corinthian Way, Scott Drive and Dove Street. The site is designated for Retail and Service Commercial land use and 11,950 sq.ft. is allowed.
- 2-3. *NP Block C.* Block C is bounded by Scott Drive, Corinthian Way, MacArthur Boulevard Newport Place Drive and Dove Street. The site is designated for Retail and Service Commercial and Administrative, Professional and Financial Commercial land use and is allocated 457,880 sq.ft.
- 2-4. *NP Block D.* Block D is bounded by Birch Street, Dove Street, Westerly Place and Quail Street. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 288,264 sq.ft.
- 2-5. *NP Block E.* Block E is bounded by Westerly Place, Dove Street and Quail Street. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 834,762 sq.ft.
- 2-6. *NP Block F.* Block F is bounded by Newport Place Drive, MacArthur Boulevard, Bowsprit Drive and Dove Street. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 201,180 sq.ft.
- 2-7. *NP Blocks G & H.* Block G & H are bounded by Birch Street, Quail Street, Spruce Street and Bristol Street North. The site is designated for Administrative, Professional and Financial Commercial land use and is allocated 295,952 sq.ft.
- 2-8. *NP Block I.* Block I is bounded by Spruce Street, Quail Street, Dove Street and Bristol Street North. The site is designated for Retail and Service Commercial land use and is allocated 99,538 sq.ft. plus 7.63 acres for auto center use.
- 2-9. *NP Block J.* Block J is bounded by Dove Street, Bowsprit Drive, MacArthur Boulevard, Jamboree Road and Bristol Street North. The site is designated for Administrative, Professional and Financial Commercial and Retail and Service Commercial land use. The site is allocated 204,530 sq.ft. plus 3.0 acres for auto center use.
3. *Campus Drive.* This area is bounded by Campus Drive, MacArthur Boulevard, Birch Street and Bristol Street North. The area is designated for Administrative, Profes-

sional and Financial Commercial land use. The maximum allowed floor area ratio is 0.5/0.75.

ESTIMATED GROWTH FOR STATISTICAL AREA L4

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1-1. KCN OS A	-0-	-0-	-0-	874,346	874,346	-0-
1-2. KCN OS B	0-	-0-	-0-	1,060,898	1,060,898	-0-
1-3. KCN OS C	-0-	-0-	-0-	734,641	734,641	-0-
1-4. KCN OS D	-0-	-0-	-0-	250,176	250,176	-0-
1-5. KCN OS E	-0-	-0-	-0-	30,810	32,500	1,690
1-6. KCN OS F	-0-	-0-	-0-	31,816	34,300	2,484
1-7. KCN OS G	-0-	-0-	-0-	81,372	81,372	-0-
1-8. KCN IND 1	-0-	-0-	-0-	377,520	442,775	65,255
1-9. KCN RS 1	-0-	-0-	-0-	52,086	102,110	50,024
1-10. Court House	-0-	-0-	-0-	69,256	90,000	20,744
2-1. NP BLK A	-0-	-0-	-0-	349,000	380,362	31,362
2-2. NP BLK B	-0-	-0-	-0-	10,150	11,950	1,800
2-3. NP BLK C	-0-	-0-	-0-	211,487	457,880	246,393
2-4. NP BLK D	-0-	-0-	-0-	274,300	288,264	13,964
2-5. NP BLK E	-0-	-0-	-0-	834,762	834,762	-0-
2-6. NP BLK F	-0-	-0-	-0-	192,675	201,180	8,505
2-7. NP BLK G & H	-0-	-0-	-0-	255,001	295,952	40,951
2-8. NP BLK I	-0-	-0-	-0-	160,578	160,578	-0-
2-9. NP BLK J	-0-	-0-	-0-	190,500	228,530	38,030
3. Campus Drive	-0-	-0-	-0-	885,202	1,261,727	376,525
TOTAL	-0-	-0-	-0-	6,926,576	7,824,303	897,727
Population	0-	-0-	-0-			

HARBOR VIEW HILLS AREA (STATISTICAL DIVISION M)

This area includes all land northerly of Fifth Avenue and easterly of MacArthur Boulevard.

Harbor View Hills Area (Statistical Area M1)

1. *Point del Mar.* This site is located on the northeasterly corner of MacArthur Boulevard and Fifth Avenue. The site is designated for Single Family Detached development and is allocated 43 dwelling units. No subdivision which will result in the addition of dwelling units is allowed.

2. *Harbor View School.* This site is located on Goldenrod Avenue north of Grant Howald Park. The site is designated for Governmental, Educational and Institutional Facilities and is allowed a maximum of 50,000 sq.ft..
3. *Grant Howald Park/OASIS.* The area north of Fifth Avenue between Goldenrod Avenue and Marguerite Avenue is owned by the City of Newport Beach and used for various park purposes. The area is designated for Recreational and Environmental Open Space to allow the continuation of the existing uses, including the Community Youth Center and support facilities for the OASIS Center. The site on the corner of Fifth Avenue and Marguerite Avenue may be developed with additional OASIS Facilities. The maximum floor area permitted is 6,000 sq.ft.
4. *Jasmine Park.* This development is located on Marguerite Avenue northerly of the OASIS expansion site. It is designated for Single Family Attached development and is allocated 47 dwelling units, which reflects the existing land use.
5. *Harbor View Drive Area.* This area is bounded by MacArthur Boulevard, Crown Drive, the Jasmine Creek development, Harbor View School and The Shores Apartment complex. The area is designated for Single Family Detached development and is allocated 146 dwelling units. No subdivision which will result in additional dwelling units is allowed.
6. *Crown Drive Area.* This area is bounded by MacArthur Boulevard, San Miguel Drive, San Joaquin Hills Road and Crown Drive. The area is designated for Single Family Detached development and is allocated 120 dwelling units. No subdivision which will result in additional dwelling units is allowed.
7. *Harbor Pointe.* This area is bounded by MacArthur Boulevard, Roger's Gardens and San Miguel Drive. The area is designated for Single Family Detached and is allocated 21 dwelling units. No subdivision which will result in additional dwelling units is allowed.
8. *Roger's Gardens.* This site is located on the southeasterly corner of MacArthur Boulevard and San Joaquin Hills Road. The site is designated for Retail and Service Commercial land use and is allowed a maximum floor area of 0.25 FAR.
9. *Jasmine Creek.* This area is located southwesterly of San Joaquin Hills Road and Marguerite Avenue. The area is designated for Single Family Attached development and is allocated 324 dwelling units, which reflects the existing development. The common open space lots in Jasmine Creek are designated for Recreational and Environmental Open Space.
10. *San Joaquin Hills Park Area.* This area is located easterly of Crown Drive North, south of San Joaquin Hills Road. The park is designated for Recreational and Environmental Open Space, to allow the continuation of the existing use, which includes lawn

bowling. Immediately to the south of the park is a utility service yard, which is designated for Governmental, Educational and Institutional Facilities.

11. *The Shores Apartments.* This site is located northeasterly of Sea Lane between Harbor View Drive and Goldenrod Avenue. The site is designated for Multi-Family Residential land use, and one dwelling unit is allowed for each 2,178 sq.ft. of buildable lot area.

ESTIMATED GROWTH FOR STATISTICAL AREA M1

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Point del Mar	43	43	-0-	-0-	-0-	-0-
2. Harbor View School	-0-	-0-	-0-	39,250	50,000	10,750
3. Howald Park/Oasis	-0-	-0-	-0-	5,600	6,000	400
4. Jasmine Park	47	47	-0-	-0-	-0-	-0-
5. HV Drive	146	146	-0-	-0-	-0-	-0-
6. Crown Drive	120	120	-0-	-0-	-0-	-0-
7. Harbor Pointe	21	21	-0-	-0-	-0-	-0-
8. Roger' Gardens	-0-	-0-	-0-	56,766	70,785	14,019
9. Jasmine Creek	324	324	-0-	-0-	-0-	-0-
10. SJH Park	-0-	-0-	-0-	-0-	-0-	-0-
11. The Shores	120	149	29	-0-	-0-	-0-
TOTAL	821	850	29	101,616	126,785	25,169
Population	1,626	1,683	57			

Buck Gully Area (Statistical Area M2)

1. *OASIS.* The Oasis Senior Citizen Center is located on the northeasterly corner of Marguerite Avenue and Fifth Avenue. The site is designated Recreational and Environmental Open Space and is allowed a maximum floor area of 30,000 sq.ft.
2. *The Terraces.* This project is located easterly of the Oasis Senior Citizen Center. The site is designated for Single Family Attached development and is allocated 100 dwelling units of senior citizen housing, which reflects the existing land use.
3. *Harbor View Hills.* This area is located southeasterly of San Joaquin Hills Road and Marguerite Avenue. The area is designated for Single Family Detached land use and

is allocated 489 dwelling units. No subdivision which will result in additional dwelling units is permitted.

4. *Buck Gully*. This site is located between Harbor View Hills and the easterly City boundary. It is designated for Recreational and Environmental Open Space for passive open space uses.

ESTIMATED GROWTH FOR STATISTICAL AREA M2						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. OASIS	-0-	-0-	-0-	18,000	30,000	12,000
2. The Terraces	100	100	-0-	-0-	-0-	-0-
3. Harbor View Hills	489	489	-0-	-0-	-0-	-0-
4. Buck Gully	-0-	-0-	-0-	-0-	-0-	-0-
<i>TOTAL</i>	589	589	-0-	18,000	30,000	12,000
Population	1,166	1,166	-0-			

Pacific View Area (Statistical Area M3)

1. *Baywood*. This area is on the northeasterly corner of MacArthur Boulevard and San Joaquin Hills Road. The site is designated for Multi-Family Residential land use and is allocated 388 dwelling units.
2. *Harbor View Center*. This site is located on the northeasterly corner of San Joaquin Hills Road and San Miguel Road. The site is designated for Retail and Service Commercial land use and is allowed a maximum floor area of 0.3 FAR.
3. *Bayport*. This site is located easterly of the Harbor View Hills Center. The site is designated for Multi-Family Residential land use with one dwelling unit allowed for each 2,050 sq.ft. of buildable lot area.
4. *Lincoln School*. This site is located easterly of the Bayport Apartments. It is designated for Governmental, Educational and Institutional Facilities with a maximum allowed development of 0.15 FAR.
5. *Churches*. Various site on both sides of Pacific View Drive are designated for Governmental, Educational and Institutional Facilities to allow continuation of ex-

isting church uses. Maximum floor area allowed on these sites is 0.3 FAR. The Lutheran Church of the Master site also includes 101 units of senior citizen housing.

6. *Reservoir*. The Big Canyon Reservoir site is designated for Governmental, Educational and Institutional Facilities to accommodate this public utility use.
7. *Pacific View Memorial Park*. This site is located at the easterly terminus of Pacific View Drive and is designated for Governmental, Educational and Institutional Facilities, to allow the continuation of the cemetery, mausoleum and support uses. The site is allowed a maximum floor area of 50,000 sq.ft.
8. *Harbor Woods*. This project is located on the northeasterly corner of San Miguel Drive and Pacific View Drive. The site is designated for Single Family Attached land use and is allocated 52 dwelling units, which reflects the existing land use.
9. *Canyon Crest*. This project is located easterly of Harbor Woods and is designated for Single Family Attached land use. The allocation of 42 dwelling units reflects the existing land use.
10. *Marguerite Apartments*. This site is bounded by Marguerite Avenue, Pacific View Drive, Harbor Day School and San Joaquin Hills Road. The site is designated for Multi-Family Residential land use and one dwelling unit is allowed for each 2,178 sq.ft. of buildable lot area.
11. *Harbor Day School*. This site is located easterly of the Marguerite Apartments and is designated for Governmental, Educational and Institutional Facilities. The maximum allowed development is 0.15 FAR.
12. *Baywood Day Care*. This site is located on San Miguel Road adjacent to the Baywood apartments. The site is designated for Governmental, Educational and Institutional Facilities, and is allowed a maximum floor area of 0.4 FAR.

ESTIMATED GROWTH FOR STATISTICAL AREA M3

	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Baywood	388	388	-0-	-0-	-0-	-0-
2. Harbor View Center	-0-	-0-	-0-	78,723	79,453	730
3. Bayport	104	104	-0-	-0-	-0-	-0-
4. Lincoln School	-0-	-0-	-0-	89,489	123,427	33,938
5. Churches	101	101	-0-	114,656	158,535	43,879
6. Reservoir	-0-	-0-	-0-	-0-	-0-	-0-
7. Pacific View Park	-0-	-0-	-0-	45,404	50,000	4,596
8. Harbor Woods	52	52	-0-	-0-	-0-	-0-
9. Canyon Crest	42	42	-0-	-0-	-0-	-0-
10. Marguerite Apts.	64	89	25	-0-	-0-	-0-
11. Harbor Day School	-0-	-0-	-0-	29,580	42,732	13,152
12. Baywood Day Care	-0-	-0-	-0-	6,620	8,486	1,866
<i>TOTAL</i>	<i>751</i>	<i>776</i>	<i>25</i>	<i>364,472</i>	<i>462,633</i>	<i>98,161</i>
Population	1,487	1,536	49			

Harbor View Homes Area (Statistical Area M4)

1. *Harbor View Homes.* This area consists of the developed residential area between Freeway Reservation East and San Miguel Drive. The area is designated for Single Family Detached development and is allocated 1,043 dwelling units. No subdivision which will result in additional dwelling units is allowed.
2. *Buffalo Hills Park.* This City park is designated for Recreational and Environmental Open Space for neighborhood park use.
3. *Harbor View School.* This site is designated for Governmental, Educational and Institutional Facilities, and is allowed a maximum floor area of 0.25 FAR.
4. *Freeway Reservation East.* This site is located on MacArthur Boulevard between the Upper Big Canyon Nature Park and Ford Road. The site is designated for Single Family Attached use and is allocated 76 dwelling units.

5. *Upper Big Canyon Nature Park.* This site is between Baywood and Harbor View Homes, and is designated Recreational and Environmental Open Space for passive open space use.

ESTIMATED GROWTH FOR STATISTICAL AREA M4						
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Harbor View Homes	1,043	1,043	-0-	-0-	-0-	-0-
2. Buffalo Hills Park	-0-	-0-	-0-	-0-	-0-	-0-
3. Harbor View School	-0-	-0-	-0-	40,668	51,400	10,732
4. Fwy Res East	-0-	76	76	-0-	-0-	-0-
5. Nature Park	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL	1,043	1,119	76	40,668	51,400	10,732
Population	2,065	2,216	151			

Harbor Ridge Area (Statistical Area M5)

1. *Broadmoor Seaview.* This development is located on San Miguel Drive north of the Big Canyon reservoir. The area is designated for Single Family Detached development and is allocated 166 dwelling units. No subdivision which will result in additional dwelling units is allowed.
2. *Harbor Hill.* This project is located on the southeasterly corner of Spyglass Hill Road and San Miguel Drive. The site is designated for Single Family Detached development and is allocated 40 dwelling units. No subdivision which will result in additional dwelling units is allowed.
3. *Seawind.* This area is located northeasterly of Spyglass Hill Road and San Miguel Drive. The area is designated for Single Family Detached development and is allocated 119 dwelling units. No subdivision which will result in additional dwelling units is allowed.
4. *Newport Hills Center.* This site is located on the southeasterly corner of Ford Road and San Miguel Drive. The site is designated for Retail and Service Commercial land use and is allowed a maximum floor area of 0.3 FAR.

5. *Harbor Ridge*. This area is located between Spyglass Hill Road and the San Joaquin Reservoir. The area is designated for either Single Family Detached or Single Family Attached development. The total development permitted is 262 dwelling units, which reflects the existing development. No subdivision which will result in additional dwelling units is permitted.
6. *Spyglass Hill*. This area is located northeasterly of San Joaquin Hills Road and Spyglass Hill Road. The area is designated for Single Family Detached development and is allocated 209 dwelling units. No subdivision which will result in additional dwelling units is allowed.
7. *Carmel Bay*. This area is located between Pacific View Memorial Park and Spyglass Hill Road. The area is designated for Single Family Detached development and is allocated 133 dwelling units. No subdivision which will result in additional dwelling units is allowed.
8. *Harbor View Knoll*. This project is located on Ford Road at the northeasterly City boundary. The site is designated for Single Family Attached development and is allocated 64 dwelling units, which reflects the existing development.
9. *Spyglass Hill Park and Open Space*. This area is on Spyglass Hill Road near Capitan Drive. The designation of Recreational and Environmental Open Space will allow the continuation of the existing passive open space uses.
10. *San Joaquin Reservoir*. Lands associated with the maintenance of the San Joaquin Reservoir in the City of Newport Beach are located adjacent to Harbor Ridge, and are designated for Governmental, Educational and Institutional Facilities. Two caretakers residences are allowed on the site.

ESTIMATED GROWTH FOR STATISTICAL AREA M5

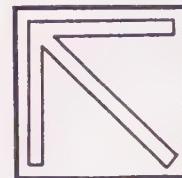
	Residential (in du's)			Commercial (in sq.ft.)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth	Existing 1/1/87	Gen.Plan Projection	Projected Growth
1. Broadmoor Seaview	166	166	-0-	-0-	-0-	-0-
2. Harbor Hill	40	40	-0-	-0-	-0-	-0-
3. Seawind	119	119	-0-	-0-	-0-	-0-
4. Newport Hills Center	-0-	-0-	-0-	83,965	106,217	22,252
5. Harbor Ridge	262	262	-0-	-0-	-0-	-0-
6. Spyglass Hill	209	209	-0-	-0-	-0-	-0-
7. Carmel Bay	133	133	-0-	-0-	-0-	-0-
8. Harbor View Knoll	64	64	-0-	-0-	-0-	-0-
9. Park & OS	-0-	-0-	-0-	-0-	-0-	-0-
10. SJ Reservoir	2	2	-0-	-0-	-0-	-0-
TOTAL	995	995	-0-	83,965	106,217	22,252
Population	1,970	1,970	-0-			

ESTIMATED POPULATION INCREASES

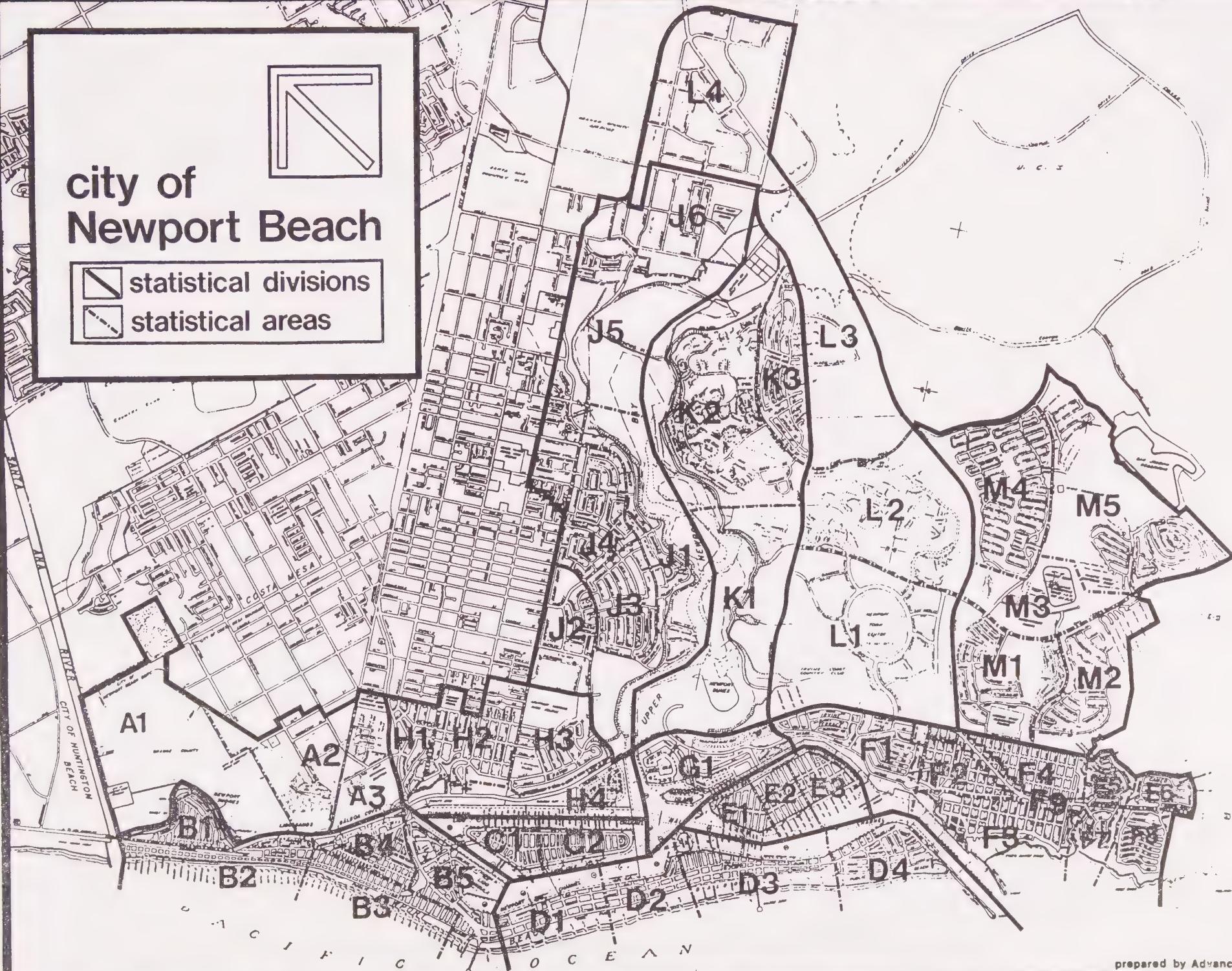
	Population (persons)		
	Existing 1/1/87	Gen.Plan Projection	Projected Growth
DIVISION A	5,142	11,108	5,966
DIVISION B	7,716	9,840	2,124
DIVISION C	1,784	2,313	529
DIVISION D	5,724	6,910	1,186
DIVISION E	4,411	5,546	1,135
DIVISION F	8,819	10,342	1,523
DIVISION G	1,996	2,030	34
DIVISION H	4,188	4,384	196
DIVISION J	9,013	9,148	135
DIVISION K	7,221	7,851	630
DIVISION L	4,281	6,004	1,723
DIVISION M	8,314	8,572	258
DIVISION N	-0-	5,148	5,148
MISC.RES.	-0-	396	396
 CITY	 68,609	 89,592	 20,983
 SPHERE-OF- INFLUENCE	 875	 10,644	 9,769
 <i>PLANNING AREA</i>			
 <i>TOTAL</i>	 69,484	 100,236	 30,752

MAPS

city of Newport Beach

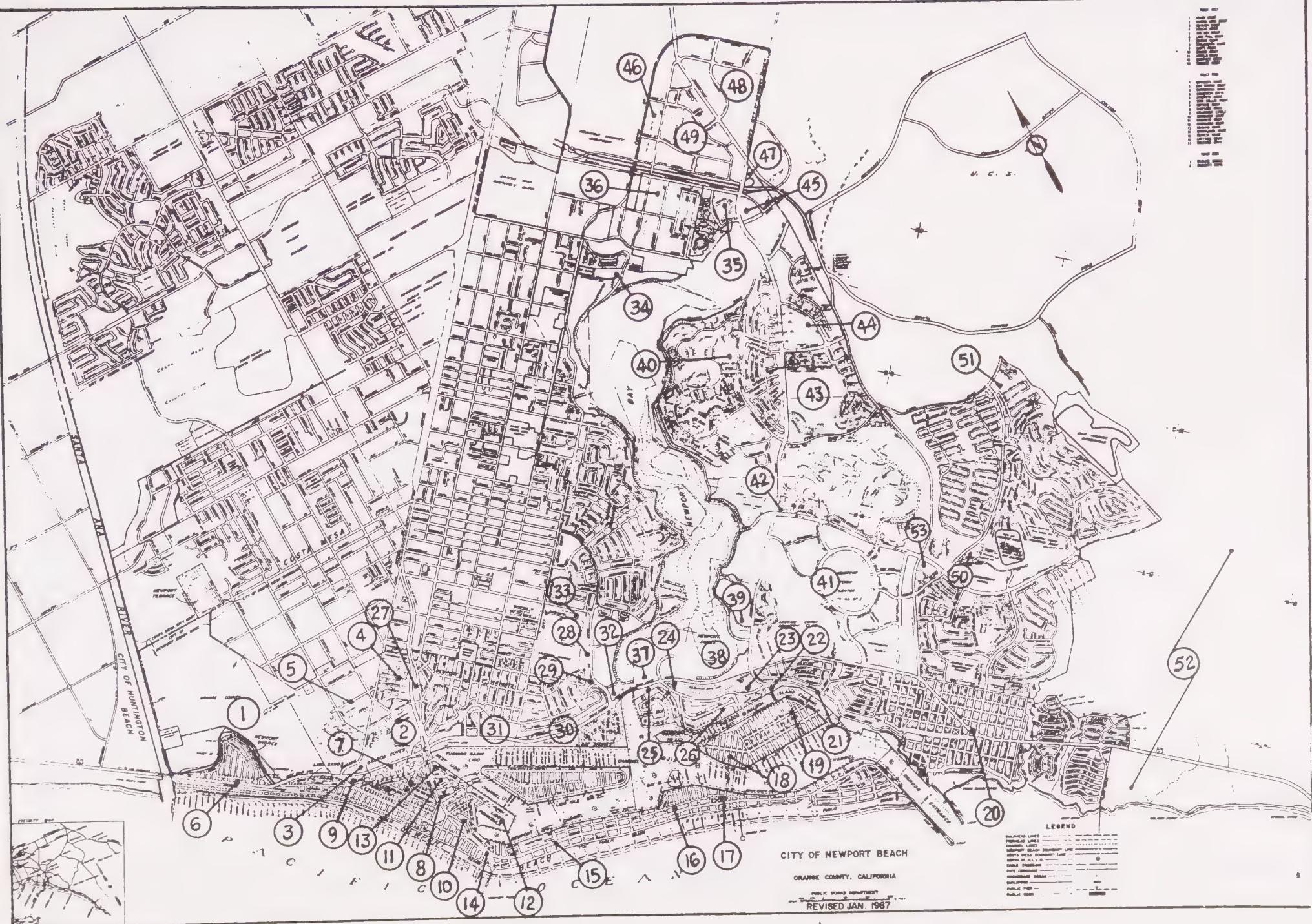


- statistical divisions
- statistical areas



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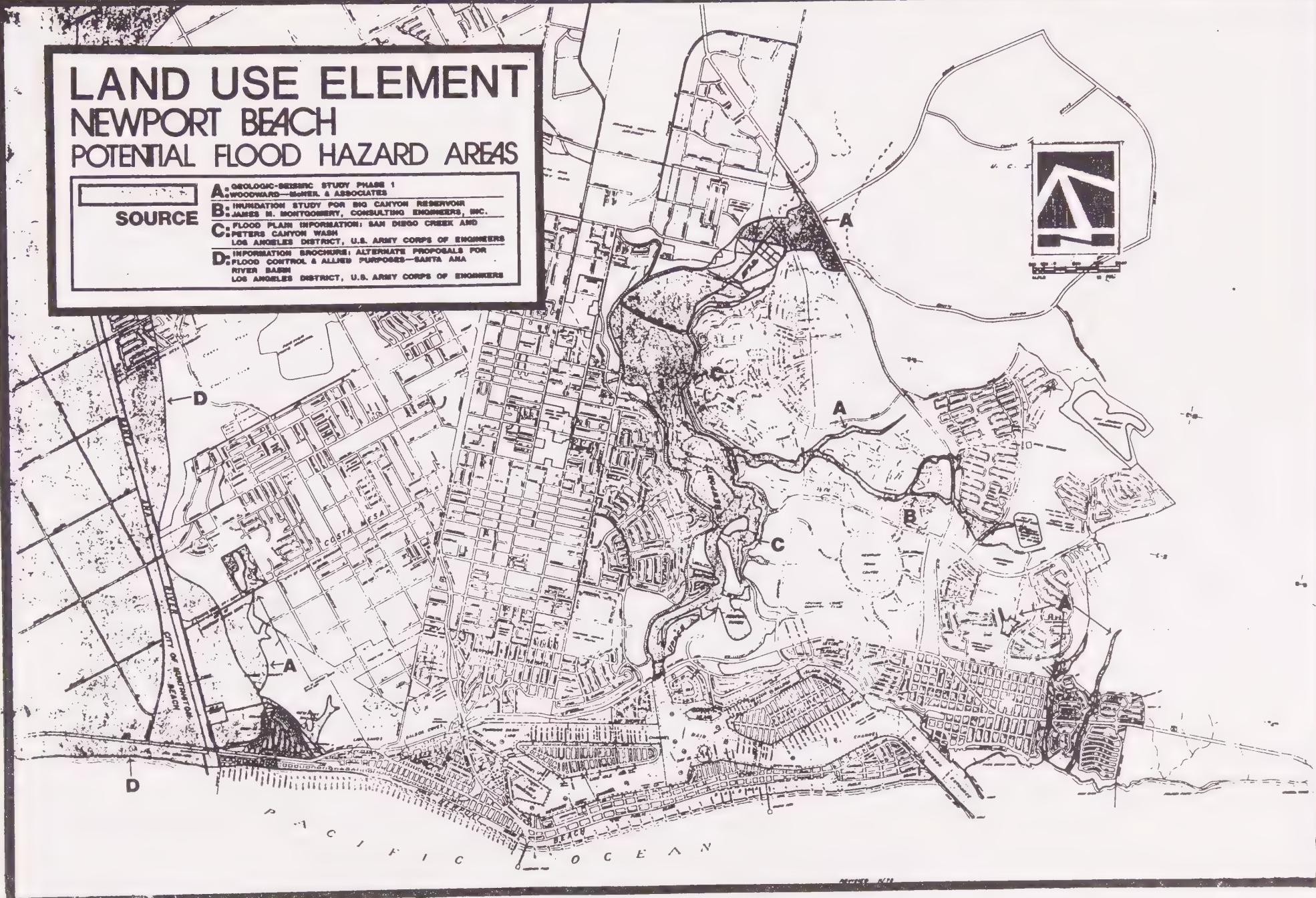
Map No. 2



LAND USE ELEMENT NEWPORT BEACH POTENTIAL FLOOD HAZARD AREAS

SOURCE

- A: GEOLOGIC-BEAMING STUDY PHASE 1
WOODWARD-MONTIER & ASSOCIATES
- B: INUNDATION STUDY FOR IRV CANYON RESERVOIR
JAMES M. MONTGOMERY, CONSULTING ENGINEERS, INC.
- C: FLOOD PLAIN INFORMATION: SAN DIEGO CREEK AND
PETERS CANYON WASH
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS
- D: INFORMATION BROCHURE: ALTERNATE PROPOSALS FOR
FLOOD CONTROL & ALLIED PURPOSES—SANITA RIVER
BASIN
LOS ANGELES DISTRICT, U.S. ARMY CORPS OF ENGINEERS



BIG CANYON

Planned Community Text Map



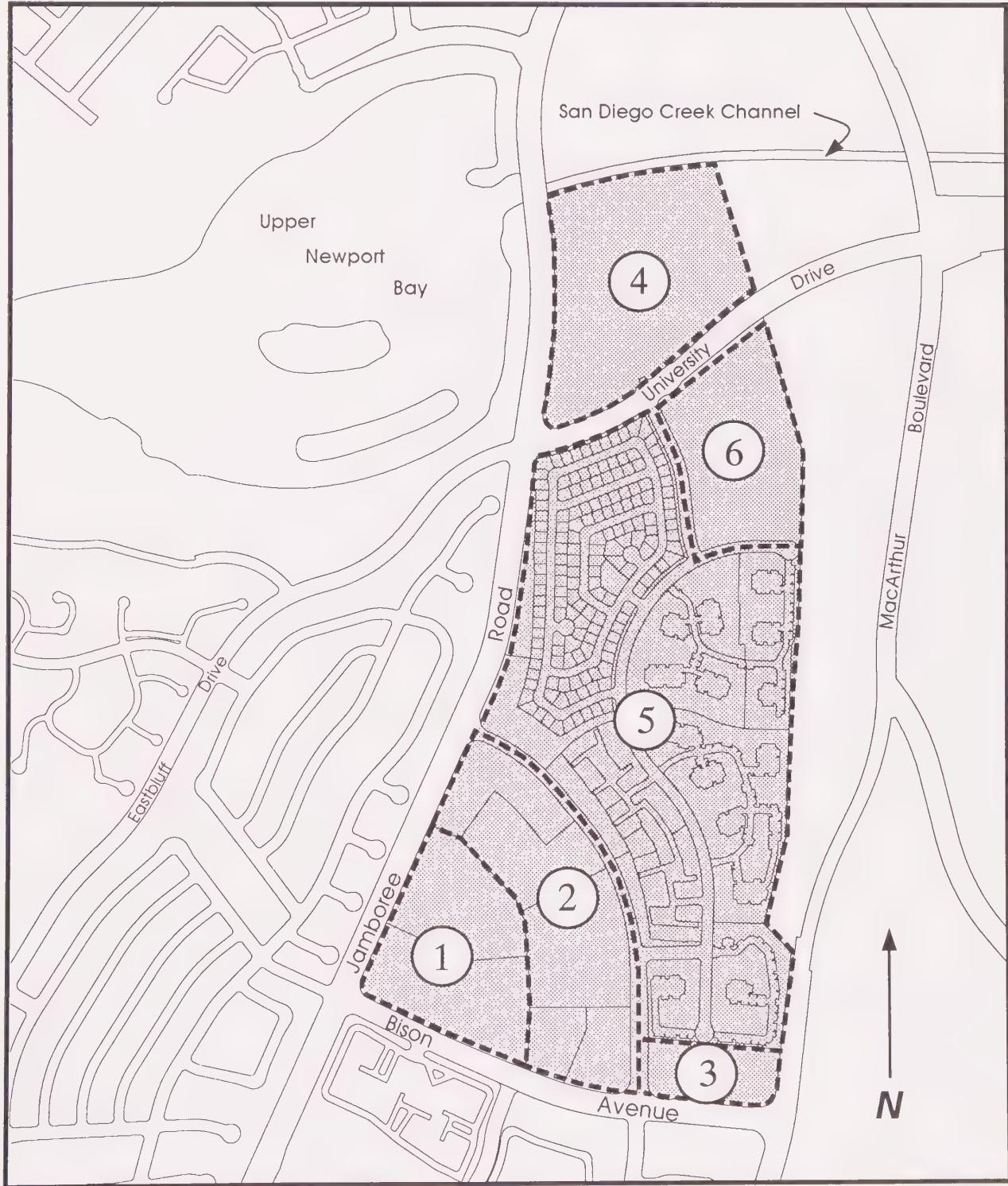
AERONUTRONIC FORD

Planned Community Text Map



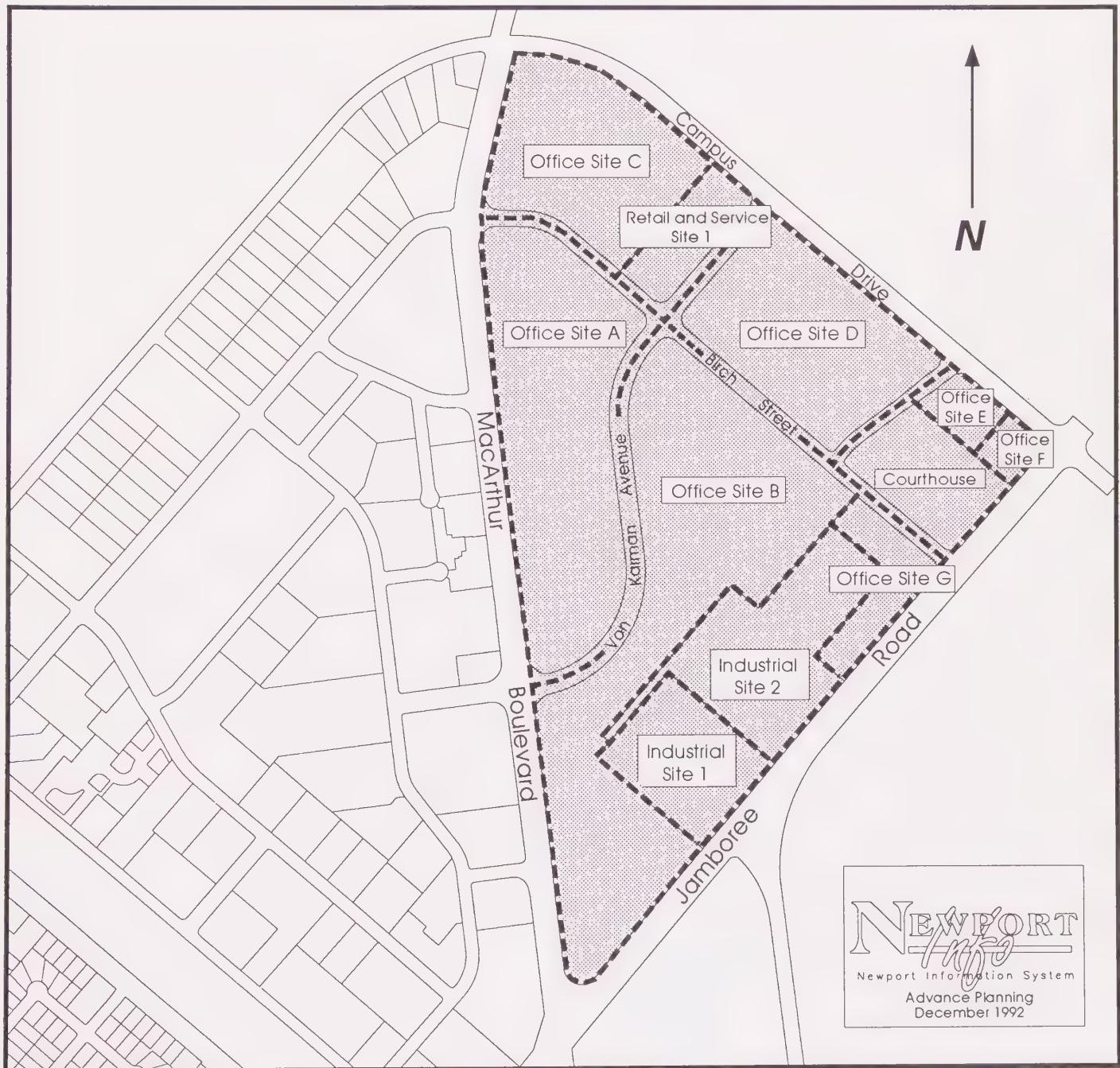
NORTH FORD

Planned Community Text Map



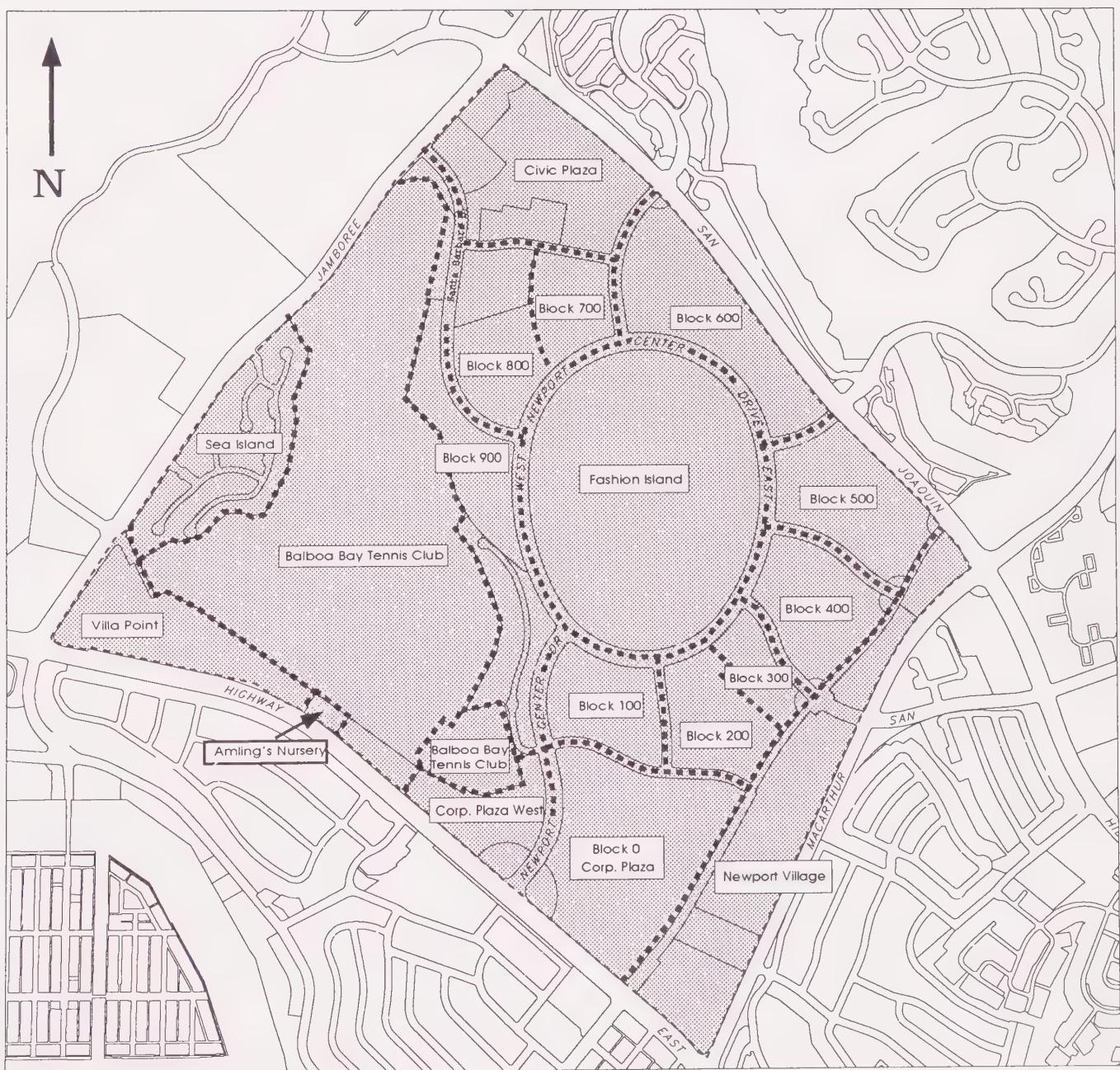
KOLL CENTER NEWPORT

Planned Community Text Map

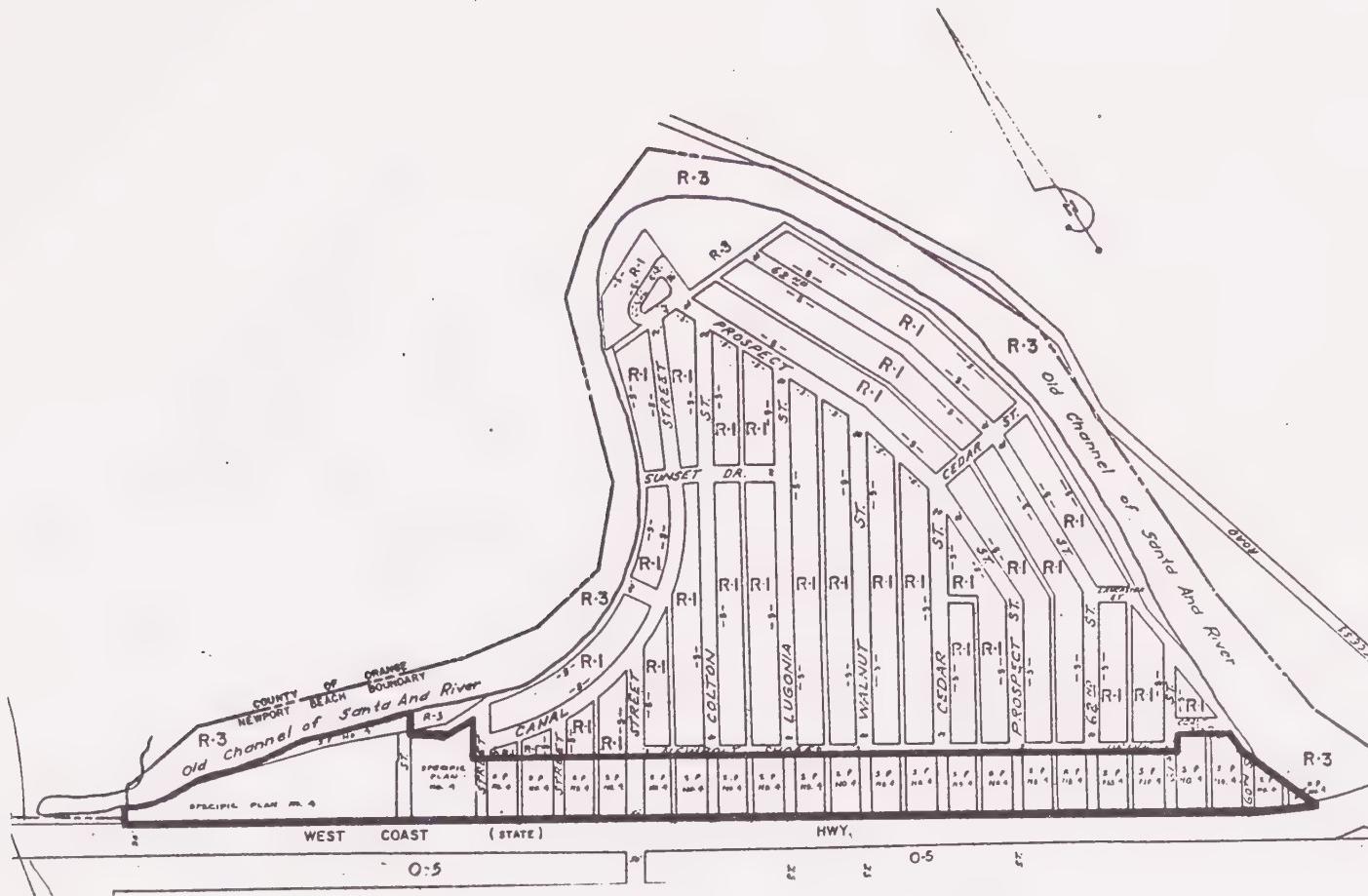


Newport Center

Statistical Area Map

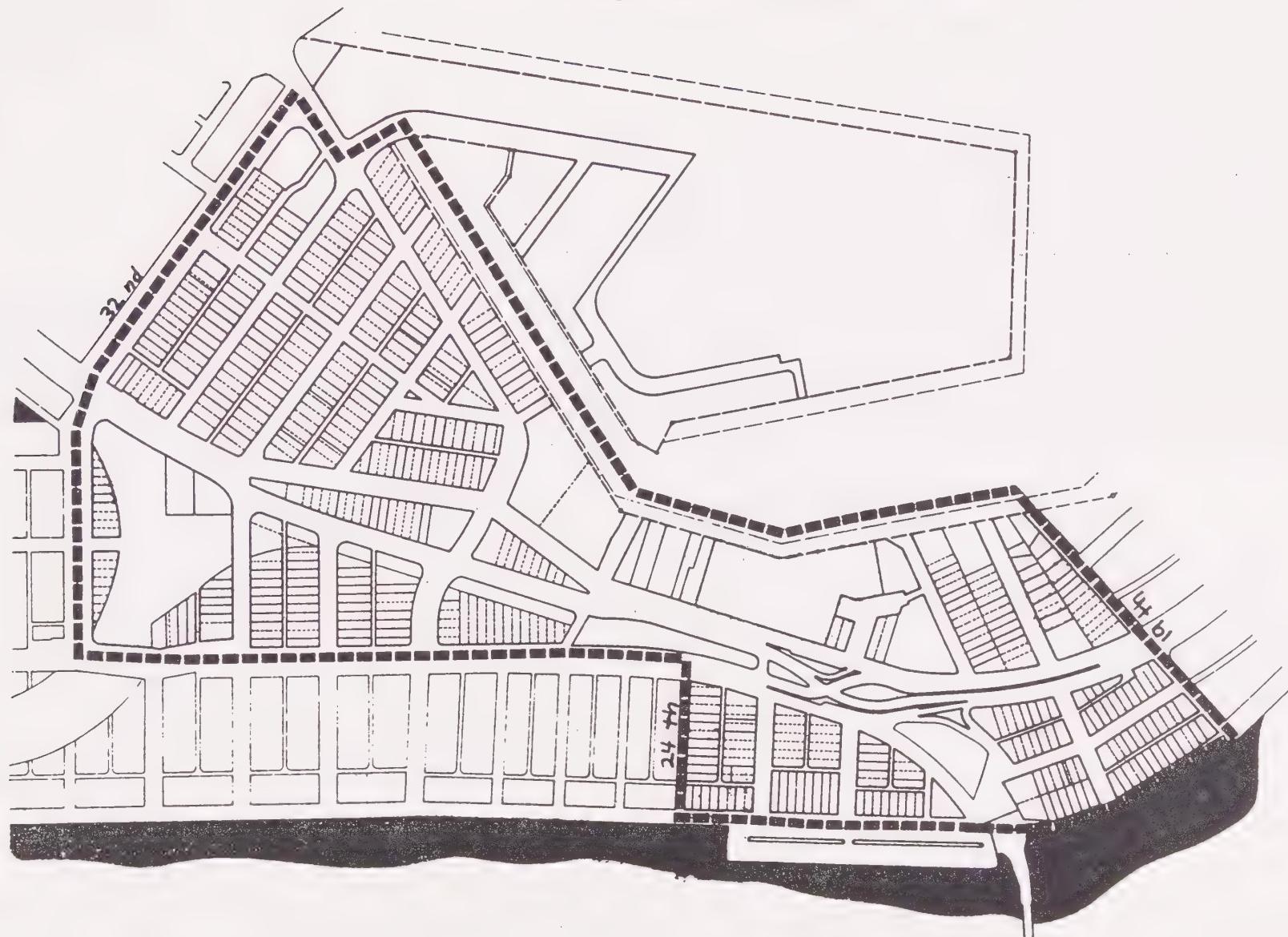


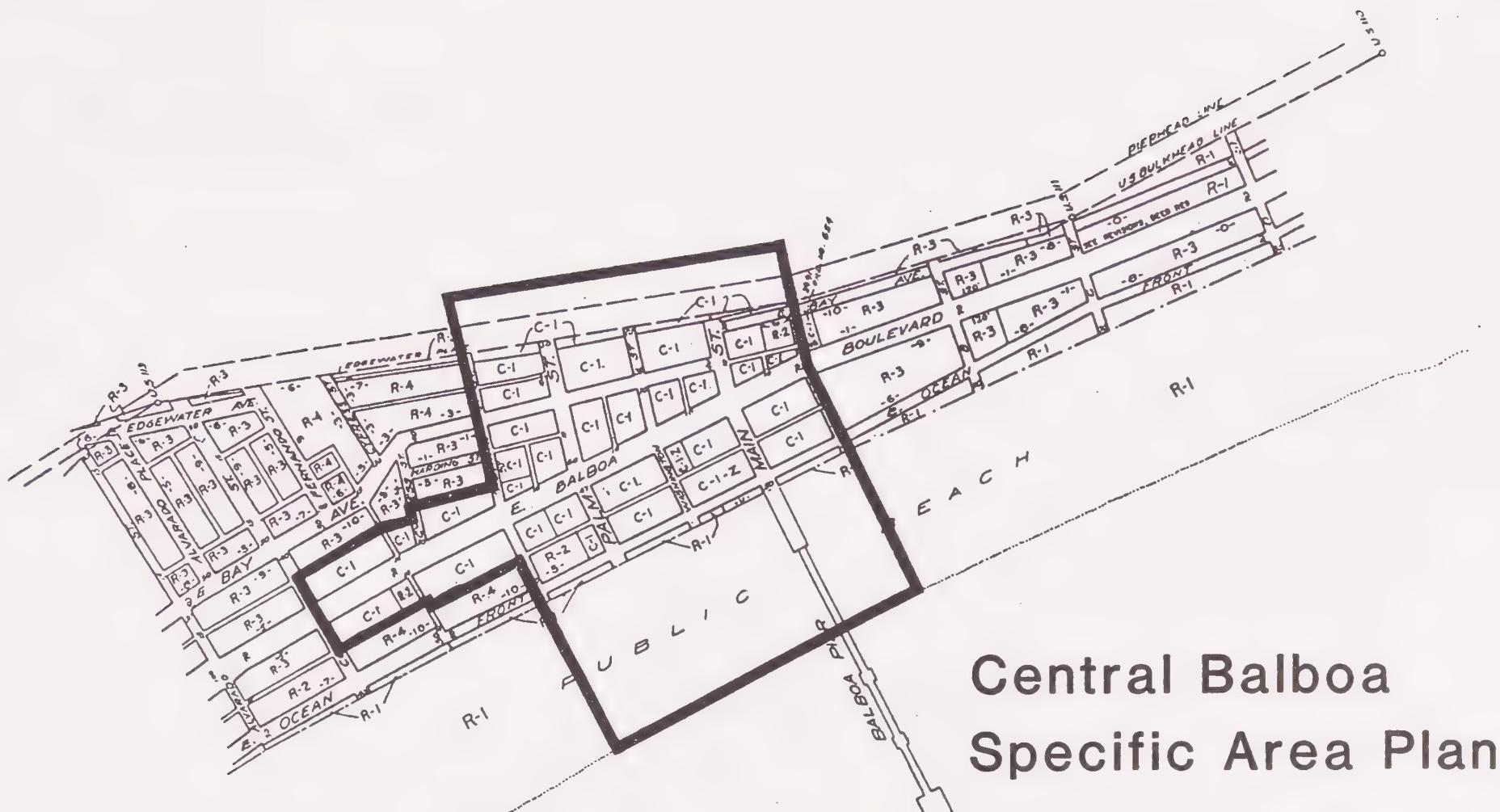
SPECIFIC AREA PLAN BOUNDARIES



Newport Shores Specific Area Plan

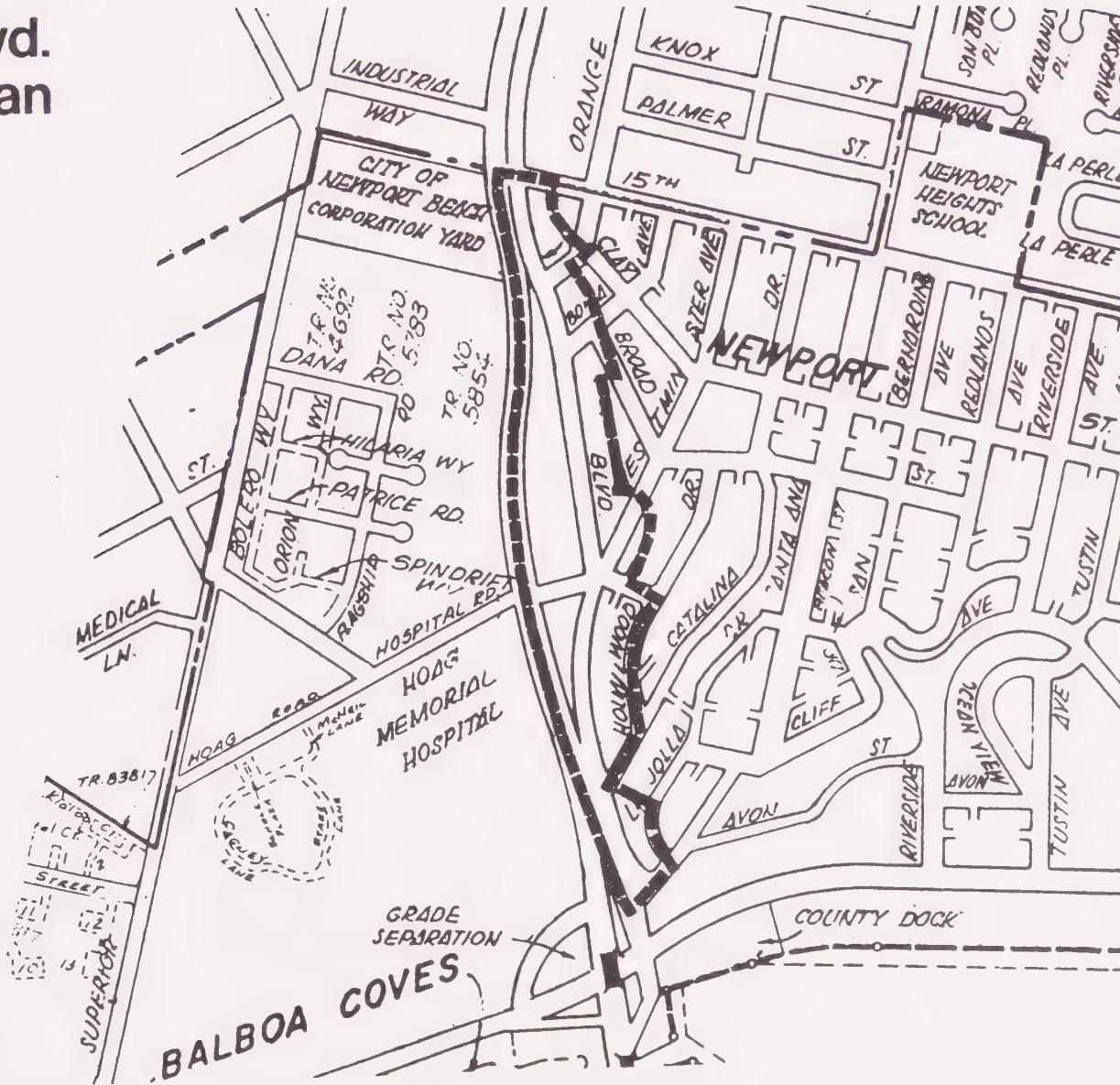
Cannery Village / McFadden Square Specific Area Plan

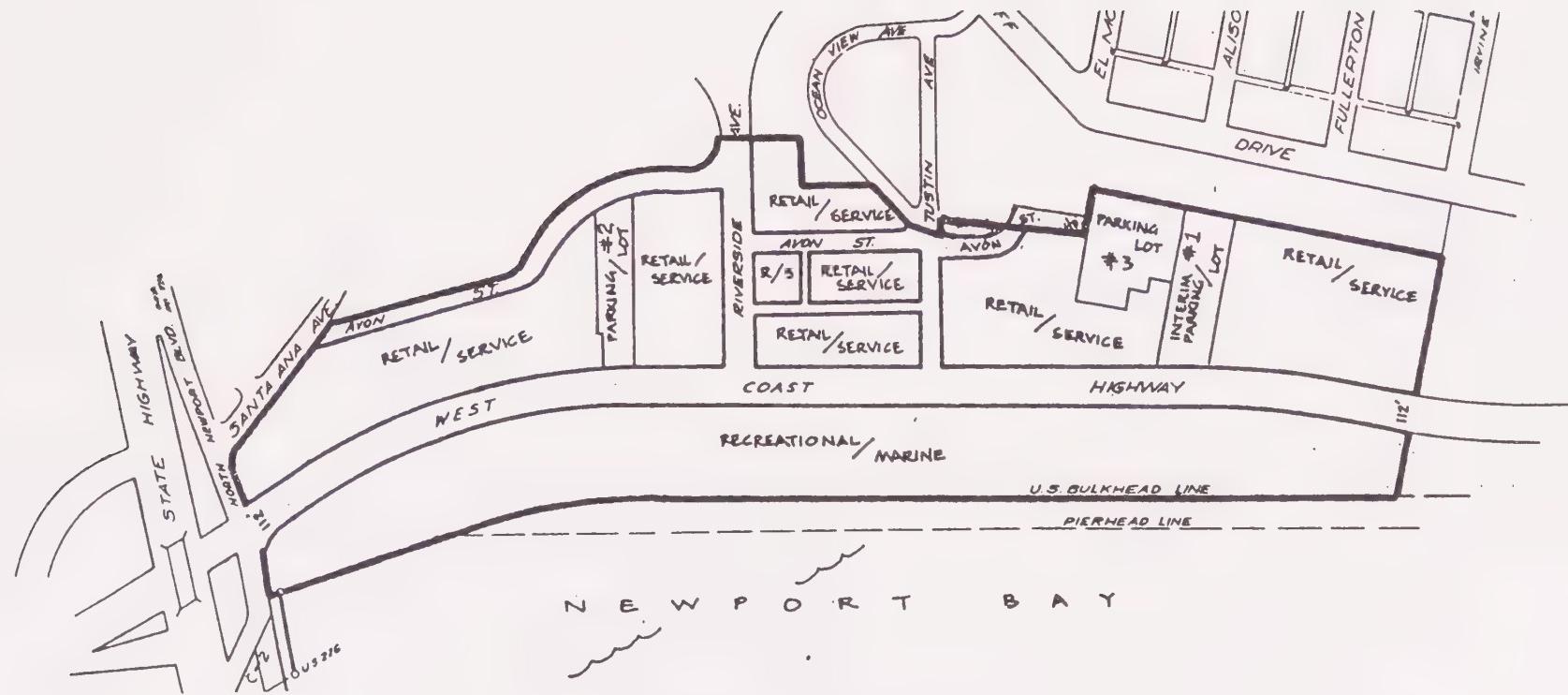




Central Balboa Specific Area Plan

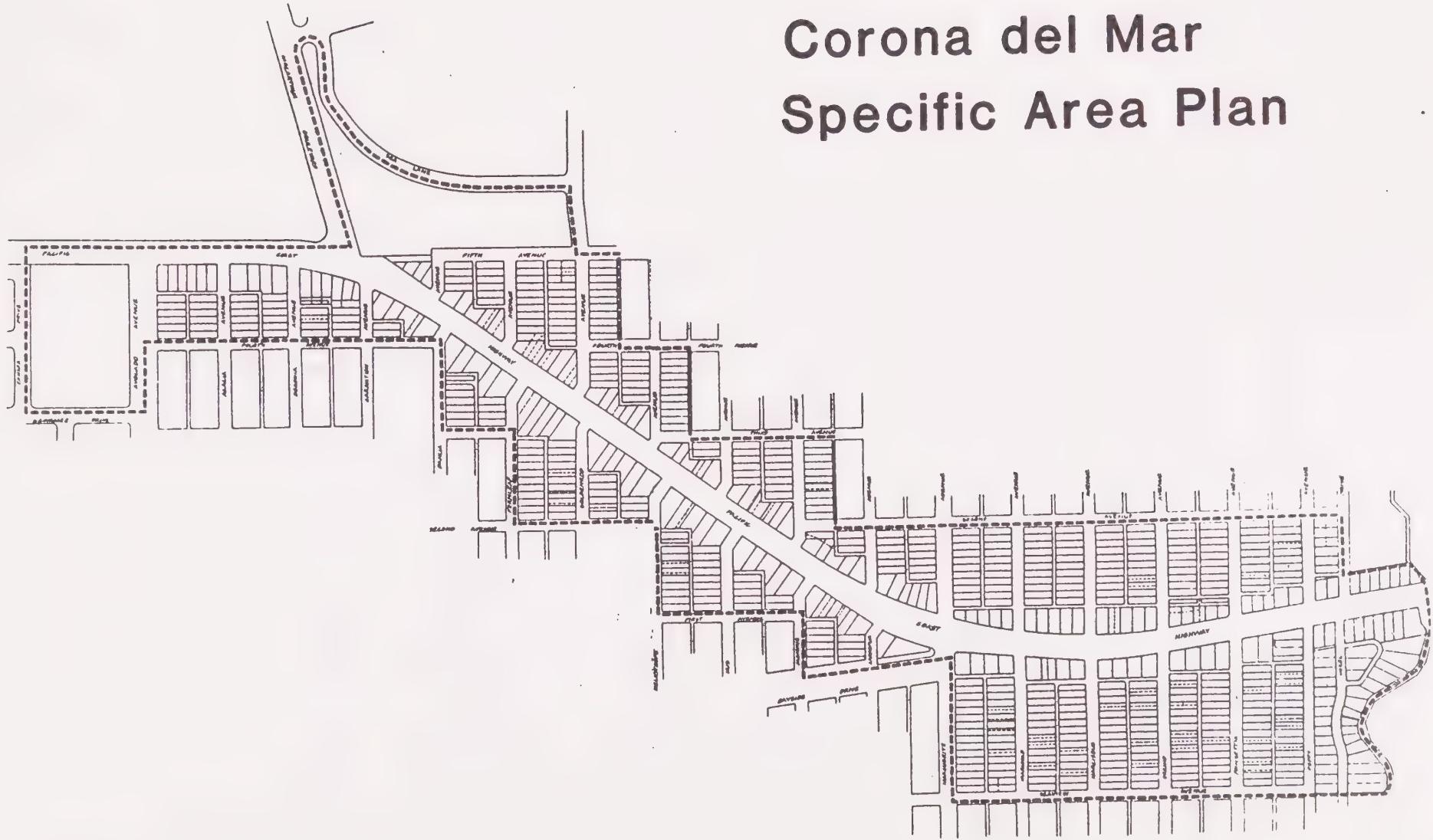
Old Newport Blvd. Specific Area Plan





Mariners Mile Specific Area Plan

Corona del Mar Specific Area Plan



APPENDIX A

General Plan Amendments Incorporated into LUE Since October 24, 1988 Revision

6-12-89	GPA 89-1(F) Res. No. 89-41	Rockwell International Consolidate Koll Center Newport Industrial Sites 1 and 2 into Site 1 and increase the allowable development by 39,000 sq.ft. to 442,775 sq.ft.
8-14-89	GPA 89-1(E) Res. No. 89-95	Agate Ave. Mini Storage Allow for automobile and general storage in areas designated for Retail and Service Commercial and to specify these allowed uses in the specific area description for Agate Avenue, Balboa Island (119-123 ½ Agate Avenue)
9-11-89	GPA 89-1(C) Res. No. 89-103	Kirkwood Motel Redesignate 4030 E. Coast Highway from Retail & Service Commercial to Multi-Family Residential with a density of one DU for each 1,900 sq.ft. of buildable lot area.
11-13-89	GPA 89-2(K) Res. 89-121	Balboa Yacht Club Allow for the construction of a 3,740 sq.ft. addition to the Balboa Yacht Club in the Bayside Drive Open Space Area.
11-27-89	GPA 88-2(B) Res. No. 89-126	Toyota Motor Sales Allow $40,672 \pm$ sq.ft. of additional development for research and development and manufacturing purposes in conjunction with the existing Toyota design facility located at 2800-2810 Jamboree Road.
1-22-90	GPA 89-3(D) Res. No. 90-5	Broad Street Residential Reclassify property located at 3245-3251 Broad Street from Retail and Service Commercial to Two Family Residential uses.

2-12-90	GPA 89-2(F) Res. No. 90-8	Zonta Club Site Change land use designation of property located at 2001 and 2101 15th Street from Governmental, Educational and Institutional Facilities to Single Family Attached with a density of one unit for each 2,178 sq.ft. of land area.
3-12-90	GPA 89-3(E) Res. No. 90-22	Our Lady Queen of Angels Res. 90-22 Increase the allowable floor area ratio for the Our Lady Queen of Angels Church from 0.15 to 0.17.
4-23-90	GPA 89-2(D) Res. No. 90-36	1900 W. Balboa Blvd. Redesignate property at 1900 West Balboa Blvd. from Retail and Service Commercial to Multi-Family Residential uses.
3-11-91	GPA 90-1(A) Res. No. 91-19	Domingo Drive & Amigos Way Establish a dwelling unit limit consistent with existing development for the residential areas on Domingo Drive and Amigos Way.
3-11-91	GPA 90-1(G) Res. No. 91-20	Pacific Bell Site Provide for Administrative, Professional, and Financial Commercial uses as an alternate use on the Pactel site located at 1177 Camelback Street.
5-13-91	GPA 91-1(D) Res. No. 91-40	West Newport Heights Make technical corrections to the permitted dwelling unit number so as to provide for three lots inaccurately projected as commercial land uses, and to allow for three units on the subject property which is currently developed with six dwelling units: 3120 and 3126 Broad Street and 460 Westminster Avenue.
6-10-91	GPA 89-2(A) Res. No. 91-58	Santa Ana Heights Land Use Redesignate properties northwest of the adopted alignment for Birch Street/Mesa Drive in Santa Ana Heights from Single Family Detached to Administrative, Professional and Financial Commercial, and to establish floor area limits consistent with the Business Park Uses in the Santa Ana Heights Specific Plan.

9-9-91	GPA 90-2(E) Res. No. 91-92	General Plan & Zoning Consistency Redesignate properties on the northerly and easterly side of Lido Park Drive from a mixture of Single-Family Attached and Recreational and Marine Commercial, to Single-Family Attached; and revising the dwelling unit allocation.
9-23-91	GPA 91-3(A) Res. No. 91-93	3008, 3010, 3012 W. Balboa Blvd. Redesignate the properties from Retail and Service Commercial to Two-Family Residential.
1-13-92	GPA 91-1(C) Res. No. 92-2	Library Exchange Agreement Increase the allowable development on the new library site in the Newport Village Planned Community from 50,000 sq.ft. to 65,000 sq.ft.
1-13-92	GPA 91-3(C) Res. No. 92-7	Texaco Station/1600 Jamboree Rd. Increase the floor area limit from 2,000 sq.ft. to 2,300 sq.ft. for the existing automobile service station.
5-26-92	GPA 92-1(A) Res. No. 92-49	498 Park Ave./203 Agate Reclassify properties from Retail and Service Commercial to Two-Family Residential use.
6-8-92	GPA 90-3(A) Res. No. 92-57	Sheraton Hotel Site Redesignate a portion of the parking lot from an additional 119 hotel rooms to Retail and Service Commercial; and allocate a maximum of 31,362 sq.ft. for General Commercial Site 5 at 4545 MacArthur Blvd.
9-14-92	GPA 92-2(C) Res. No. 92-96	Bayview Landing Affd. Sr. Hse. (CIOSA) Provided for affordable senior citizen housing facilities on lower level of the site as an optional land use (instead of restaurant or athletic club).
9-28-92	GPA 92-2(B) Res. No. 92-103	2209 Bayside Dr. Allows the subdivision of an existing R-1 lot into two single family building sites consistent with the minimum subdivision standards.

10-26-92	GPA 92-2(A) Res.No.92-119	Redefine the permitted commercial entitlement of the Castaways Marina property from 40,000 sq.ft. of Recreational and Marine Commercial to a 71 slip marina and parking facility with 2,000 sq.ft. of related marina support development.
11-9-92	GPA 89-2(H) Res.No.92-125	Redesignate the property at 124 Marine Avenue from "Retail and Service Commercial" (RSC) to "Governmental, Educational, and Institutional Facilities" (GEIF) and the property located at 323 Marine Avenue from GEIF to RSC.

GENERAL PLAN LAND USE

Newport Beach

California



Residential	
Single Family Detached	
Single Family Attached	
Two-Family Residential	
Multi-Family Residential	
Mixed Single Family Attached & Recreational Marine Commercial	
Mixed Multi-Family Residential & Administrative, Professional & Financial Commercial	

Industrial	
General Industry	

Commercial	
Administrative, Professional & Financial Commercial	
Retail & Service Commercial	
Retail & Service Commercial or Administrative, Professional & Financial Commercial	
Governmental, Educational & Institutional Facilities	
Recreational Marine Commercial	
Mixed Recreational Marine Commercial & Multi-Family Residential	
Mixed Retail & Service Commercial & Industrial	
Mixed Administrative, Professional & Financial Commercial & Industrial	

Open Space	
Recreational & Environmental Open Space	
Water	

— City Boundary

Adopted by Newport Beach City Council
October 24, 1988

Resolution No. 88-100
Approved General Plan Amendments Incorporated
through February 1, 1993

U.C. BERKELEY LIBRARIES



C124908984

